

Village of Fruitport

45 N 2nd Avenue
Fruitport, MI 49415

(231) 865-3577 (phone)

office@fruitportvillage.org

LAND DIVISION APPLICATION

The applicant must answer all questions and include all attachments, or this form will be returned. Only property owners, or their agents, may apply for a land division. State law allows up to 45 days (from receipt of completed form) for Village to determine approval or denial. Consideration of the division will not begin until all of the items have been submitted to the Village.

Approval of a division of land is required before it is sold, or leased for more than one year, when a new parcel is less than 40 acres and not just a property line adjustment.

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

Complete each of the following entries:

1. Location of the parent parcel to be divided:

Parcel address: _____

Parent Parcel Number: 61-____-____-____-____-____-____

Legal Description of Parent Parcel: Attach Sheet

2. Property Owner

Agent/Applicant (if other than Owner)

Name

Name

Address

Company Name

City, State, Zip

Address

Phone

City, State, Zip

Email

Email

Contact Person _____ Ph: _____ Email: _____

3. Provide proof of fee ownership of the land proposed to be divided.

4. Provide proof of all property taxes being current.

5. Lien/Interest:

a. Is there a mortgage, land contract, or other lien/interest on this property? ☐ Yes ☐ No

b. If yes, have you been authorized to divide this land? ☐ Yes ☐ No

(attach proof of authorization)

c. Any special assessment attached to the land? ☐ Yes ☐ No

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Parcel # 61-____-____-____-____-____-____ Zoning _____

Number of Splits Requested _____ Number of Splits Allowed _____

Date Application Received ____/____/____ Preliminary Review ____/____/____ Deadline ____/____/____

6. Proposed Land Division: Describe the division(s) being proposed:

- a. Number of proposed parcels (including parent parcel): _____
- b. Intended use (residential, business, etc.): _____
- c. Public access is provided to each new parcel by:
 - ☐ an existing road.
 - ☐ a new public road; Road Name _____
 - ☐ a new private road (if located within a PUD or PURD only)
Road Name _____
 - ☐ a recorded, pre-existing easement.

Attach, or write in this space, the legal description of the proposed new road or pre-existing easement, or pre-existing shared driveway if applicable:

7. Legal Description of the proposed new parcel(s). Type here or attach text:

8. The number of FUTURE DIVISIONS which might be allowed, but are not included in this application, and for which you desire to reserve for division at some time in the future. ____

- a. The number of future divisions being transferred from the Parent parcel with this application to another parcel(s): ____
- b. Identify the other parcel(s) and future rights being transferred:

Make sure your deed includes both statements as required in Section 109(3) and (4) of the Act. If a roadway agreement is required (PURD, PUD, existing easement), provide a copy of that Agreement.

- c. List any shared ponds, drives, etc. which may pertain. Provide pertinent agreement.

9. Development Site Limits: Check each that represents a condition which exists on any part of the parent parcel.

- ☐ is in a DNR-designated critical sand dune area
- ☐ is riparian or littoral (it is a river or lake front parcel)
- ☐ includes a wetland
- ☐ includes a beach
- ☐ 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 know to have severe limitation for on-site sewage systems
- ☐ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.
- ☐ no limitations exist

AFFIDAVIT and PERMISSION for municipal, county and state officials to enter the property for inspections:

I hereby agree that 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 condition and regulations provided with the 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 of the application is correct (at a time mutually agreed with the applicant).

Further, 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 (formerly the Subdivision Control Act P.A. 288 of 1967, as amended [particularly by P.A. 591 of 1996], MCL 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.

Further, I understand that all existing special assessments will remain with the parent parcel or may be paid in full before the land division is approved. I also understand that taxes will not be prorated by the Treasurer's office.

Further, I understand all property taxes must be paid current.

Finally, even if this division is approved, I understand zoning, 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, 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 the law are made.

ALL PROPERTY OWNERS MUST SIGN

Property Owner's Signature _____ Date: ____/____/____

Property Owner's Signature _____ Date: ____/____/____

Property Owner's Signature _____ Date: ____/____/____

For office use only:

Reviewers Action:

____ Approved without conditions

____ Approved with conditions

____ Conditions: _____

____ Denied

____ Reason(s): _____

Signature _____ Date ____/____/____