

COHOCTAH TOWNSHIP LAND DIVISION APPLICATION

All questions must be answered, and all attachments included before the application will be considered complete. Once the application is submitted and is deemed complete, by law the application must be approved or disapproved within 45 days of submission of a properly completed application.

1. Location of Parent Parcel:

Address: _____

Parent Parcel Identification Number: 4702- _____ - _____ - _____

2. Property Owner Information:

Name of all owners: _____

Mailing Address: _____

Telephone Number: _____

3. Proposed Division Must Include the Following:

a. Total number of new parcels: _____

b. Does the proposed parcel have a depth to width ration of not more than 4 to 1 _____
(or as required in the Zoning Ordinance for properties assigned zoning districts other than A.R.)

c. All requirements listed on Survey page.

4. Future Divisions Being Transferred from the Parent Parcel to Another Parcel.

Indicate the number of divisions being transferred _____

Note: All deeds transferring property must include the following statements per MCL. 560.109(3) and (4), to wit: " The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. The second notice requires a statement that "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practice which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act."

Below are the attachments that must be included in the land division application.

1. Copy of Survey (See Attachment 1 for information to be given to your surveyor)
2. Tax certificate from County Treasurer's Office that taxes are paid. (See Attachment 2)
3. Indication of approval or a permit from the Livingston County Road Commission that a proposed easement provides vehicular access to an existing road, or street meets applicable location standards. (See Attachment 3)
4. A fee of \$125.00 for the first parcel and \$50.00 for each additional parcel has been paid.
5. Documentation needed to determine split rights. Part of the Land Division Act requires the Township to verify that the property owner has the legal right to split their property. This right is dependent upon the property's status as of March 31, 1997 or it is given on your deed. Your chain of title can also restrict your right to split your land. Therefore, it is a requirement that you submit all deeds related to your title. Here are a few examples of scenarios and what you would need to submit:
 - a) Did you own the property before March 31, 1997?
 1. Submit a copy of the recorded, original deed. You are automatically granted all allowable divisions because you owned the property on March 31, 1997.
 - b) Was the property split after March 31, 1997?
 1. If no, then we need the deed of the person who owned the property prior to March 31, 1997 and all subsequent owners following the chain of title including your deed where you acquired the property. Said another way, we need your abstract/chain of title starting with the property owner who owned the property prior to March 31, 1997.
 2. If yes, then we need all of the deeds in b) 1) for your property but we also need the deeds for the other "child parcels." A child parcel is all of the splits after March 31, 1997 from the parent parcel (or the original parcel). For example, if a 40 acre parcel was split in 2002 into 4 ten acre parcels, in order to verify the split rights we need the chain of title on all four parcels starting with the original owner of the 40 acres and including all sales and transfers of the child/ 10 acre parcels.

**AFFIDAVIT AND CERTIFICATION
(To be signed by all property owners)**

I give my permission for township, county, and state officials to enter the property for inspections to verify information submitted in this land division application. Further, I certify that the statements made above are true, and if found not to be true, this application and my approval for the land division will be void. I agree to comply with the conditions and regulations provided with this parent parcel division. I understand that this is only a parcel division that conveys only certain rights under the applicable local land division ordinance and the State Land Division Act, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions, or other property rights.

I understand that even if the land division is approved, local ordinance and state laws change from time to time, and, if changed, the divisions made must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Livingston County Register of Deeds or the division is built before the changes to laws are made.

Rev 10-9-14 blm

Pursuant to the Cohoctah Township Land Division Ordinance, I understand that if given tentative parcel numbers, the numbers are only tentative and not final until proof that the survey has been recorded with the Livingston County Register of Deeds and has been provided to the Assessor.

I understand that if an approval is given to a proposed division of less than one acre in size that Cohoctah Township and its officers and employees are not liable if a land use permit or a building permit are not issued for a resulting parcel because the parcel is less than one acre in size, lacks either public water and sewers or health department approval for on-site water supply and on-site sewage disposal.

I understand that approval of a proposed division is not a determination that the resulting parcel complies with the Cohoctah Township Zoning Ordinance or other general township ordinances. The Township, township officials and employees shall not be liable for approving a land division if a land use permit or building permit for construction on a parcel are subsequently denied because of inadequate water supply, sewage disposal facility, failure to meet Township Zoning ordinance and general ordinances.

I understand that the approval of this land division application will not be activated until next year's assessment roll. All billings of tax bills for the current year will be issued on the parent parcel. The current tax year ends on December 31.

I understand that the only official approval is written. I further understand that any verbal communications that have been made are not binding and that I have not relied upon any verbal communications made by any governmental officials in submitting this application.

Finally, I understand pursuant to state law that "Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations."

All Property Owner's Signature(s)

Date

Date

Date

Where to Send this Application

Deliver to the Cohoctah Township Hall at 10518 Antcliff Road, Fowlerville, Michigan, or
Mail to Cohoctah Township, 3530 Gannon Road, Howell, MI. 48855

For Township Use Only

APPLICATION # _____

Zoning Administrator Compliance

This compliance/noncompliance is given only for land division purposes. The proposed land division application meets the township minimum width and area zoning requirements.

____ Yes ____ No

Current Zoning Category _____

Does this split create a non-compliant parcel? Yes _____ No _____

Zoning Administrator

Date

Township Approval

Total fee paid \$ _____ Check Number _____

Approval _____ Supervisor Signature: _____

Assessor Signature: _____

Denied _____ Reason: _____

Supervisor

Date

Assessor

Date

Rev 10-9-14 blm

Attachment 1
Information to be given to your Surveyor
(Cohoctah Township, Livingston County, Michigan)

A scale survey that complies with the requirements of Michigan Public Act 132 of 1970, as amended, for Certified Surveys, for the proposed land division of the parent parcel that shows the following:

- a. A scale drawing not less than 1 inch equals 300 feet, and
- b. Current boundaries as of March 31, 1997, and
- c. All divisions made after March 31, 1997 (indicate when made or none), and
- d. The proposed division, including its legal description, and
- e. Dimension of proposed division, and
- f. Existing and proposed road easement right-of-way(s), and
- g. Easements for public utilities from parcel that is a development site to existing public utility facilities, and
- h. Any existing improvements such as buildings, wells, septic systems, driveways, etc.
- i. Attach the legal description to the parent parcel to this application.
- j. The proposed parcel provides access as follows: (Indicate information on Survey)
 1. ____ Frontage on an existing road. Road name: _____
 2. ____ Frontage on a private road. Road name: _____
 3. ____ Frontage on a new public road. Road name: _____
 4. ____ Frontage on a new private road. Road name: _____
 5. ____ Easement or shared driveway.
- k. Did you attach a legal description of proposed new road, easement, or shared driveway? Yes_____ No_____
- l. Attach a legal description for **all remaining parcels, including parent parcel.**

Development Site Limits. The survey should also include any condition that exists on the parent parcel. Make sure this information appears on the survey.

- a. Waterfront property (river, lake, pond)
- b. Is within a flood plain
- c. Wetlands
- d. Includes a beach
- e. Is on muck soils or soils known to have severe limits for on site sewage systems.

Rev 10-9-14 blm

Attachment 2

Property Tax Certificate

*****It is the applicant's responsibility to have this portion of the application completed by your County Treasurer's Office*****

Parent Parcel Number: _____

Owner Name: _____

Property Taxes are paid in full _____ (County Treasurer's Office Initials)

I hereby certify that for the five years preceding the ____ day of _____, _____ that there are no tax liens or titles held by the state for any unpaid taxes, except such taxes as may be in the process of collecting.

Property Taxes are DUE & OUTSTANDING _____ (County Treasurers Office Initials)

Years Due: _____

Foreclosure: _____

I hereby certify that the above information is true and accurate to the best of our ability.

County Treasurer's Office Signature: _____

County Treasurer's Office Name (Printed): _____

Date: _____

Attachment 3

Board of County Road Commissioners Livingston County, Michigan Application for Sight Distance / Land Split Review

Township: _____ Section No.: _____

Name of Development (if applicable): _____

Roadway On: _____ Side of Road: North South East West

Crossroad Reference: Distance: _____ feet mile N S E W of Road: _____

Indicate type of proposed approach: Residential Commercial Private Road Public Road

If land split, indicate Parcel Number(s) to review: _____

Comments: _____

Property Owner: _____	Applicant: _____
Street Address: _____	Street Address: _____
City, State, Zip: _____	City, State, Zip: _____
Day Phone: (____) _____ - _____	Day Phone: (____) _____ - _____
Fax: (____) _____ - _____	Fax: (____) _____ - _____

Applicant Requirements

- Survey sketch is required. Parcel split information shall be provided on the survey sketch.
- Existing and proposed property corners shall be clearly staked (preferably 4-foot high narrow wood stakes) along the road frontage. If the applicant wishes that a particular driveway location be reviewed, a stake for that location must also be placed. The applicant's name and corresponding parcel number or driveway information should be provided on each stake.

Please indicate the date that stakes will be placed along the road frontage: ____/____/____

3. Signature of Applicant: _____ Date: ____/____/____

<i>LCRC Use Only</i>		
Application Fees = \$ 30.00 Additional Fees Inspection(s) = ____ @ \$15.00 = \$ ____ Total Additional Fees = \$ ____ Total Fees = \$ ____	Payment #1 ____/____/____ Date Received <input type="checkbox"/> Cash <input type="checkbox"/> Check No. ____ \$ ____ Receipt No. Amount	Payment #2 ____/____/____ Date Received <input type="checkbox"/> Cash <input type="checkbox"/> Check No. ____ \$ ____ Receipt No. Amount
Application Fees include application, initial field inspection, field report. Additional Fees may be required if inspection services exceed the scope of services associated with Application Fees.		
2/8/2013		

Review No. _____

 Township _____

 Property Owner _____

NOTE-----THIS SHEET IS FOR YOUR USE DO NOT RETURN-----NOTE

Your division is incomplete if the following documents are NOT submitted in one envelope:

- (1) This land division application (2) a copy of a completed survey and/or drawing clearly depicting proposed divisions and/or buildings (3) all required deeds as described (4) A complete legal description for all parcels (5) Attachment 2 and Attachment 3 (6) the appropriate processing fee.
 - Applications that are missing information are **INSTANTLY** determined incomplete and will not be processed further. They will be processed when ALL documentation is submitted.
 - Faxed copies are NOT accepted and will be rejected upon receipt.

*****MISCELLANEOUS INSRUCTIONS – LIMITATIONS**

Below is a chart depicting the number of divisions allowed on a parent tract of property by using the acreage of the parent tract on March 31, 1997.

Miscellaneous	Parent Tract or Parcel (Acres)	Maximum number (Parcels)	Plus Bonus if applicable (Parcels)
First 10 acres or fractions may be split into 4 parcels	19.99 or fewer	4	None allowed
	20-20.99	5	7
	30-39.99	6	8
	40-49.99	7	9
	50-59.99	8	10
	60-69.99	9	11
	70-79.99	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

**Cohoctah Township mailing address – Cohoctah Township
3530 Gannon Road
Howell, MI 48855**

Cohoctah Township Zoning Administrator – 517-404-3108

Cohoctah Township Supervisor – 517-223-4813

Cohoctah Township Assessor – 517-546-4030

County Treasurer’s Office
200 E Grand River Avenue
Howell, MI 48843
517-546-7010

Livingston County Road Commission
3535 Grand Oaks Drive
Howell, MI 48843
517-546-3000