



TITTABAWASSEE TOWNSHIP
 145 S Second St. PO Box 158
 Freeland, MI 48623
 Telephone (989)695-9512

LAND DIVISION APPLICATION

APPLICANT CONTACT INFORMATION		
Name		
Business Name		
Address		
City	State	Zip
Phone	Email	

LOCATION of parent parcel to be split:
Parcel Number: 29-13-3-
Address:

<i>Select one of the following:</i>
___ I am the sole owner of the parent parcel.
___ I am joint owner of the parent parcel and have authority to act for the other owners
___ I am not the owner but have legal authority to represent the owner or owners of the property.
<i>List all other persons, firms or organizations having a legal or equitable interest in the property.</i>

Proposal: (Describe the division(s) being proposed)

- A. Number of new parcels: _____
- B. Intended use of new parcels (residential, commercial etc.) _____
- C. Public road onto which each parcel will have frontage: _____
- D. Number of future land divisions being transferred to the new parcels _____
 (This must be a number, all or none. A statement indicating this transfer must be included in the deed for the new parcel)

Affidavit

I agree the statements made above are true, and if found not to be true this application and any approval will be void.
 I agree to comply with the conditions and regulations provided with this parent parcel division.
 I agree to give permission for officials of the municipal, county, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct.
 I understand this is a parcel division that conveys only certain rights under a municipal land division ordinance and the Michigan Land Division Act (MCL 560.101 et. seq.) and is not a representation or determination the resulting parcels comply with other ordinances or regulations and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.
 Finally, even if this division is approved, I understand zoning, municipal 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 laws are made.

Property Owner's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

Reviewer's Action:	Approved	Denied
Cite conditions or reasons for denial:		
Reviewed by:	Date:	

See Reverse for Instructions

TITTABAWASSEE TOWNSHIP LAND DIVISION REQUIREMENTS

*****IMPORTANT NOTE*****

BY STATE LAW, THE TOWNSHIP HAS 45 DAYS AFTER ALL REQUIRED DOCUMENTATION HAS BEEN RECEIVED TO REVIEW THE APPLICATION. PLEASE FILE FOR YOUR LAND DIVISION EARLY AS TO AVOID ANY COMPLICATIONS WITH CLOSING DATES.

1. There is an application fee of \$100.00 for EACH parcel you will be creating, not including the original parcel (the remaining parent parcel, if any). This fee must be submitted with the application and is non-refundable.
2. All applications must be accompanied by a copy of a survey detailing the land division(s). The survey must be prepared and signed by a surveyor licensed by the State of Michigan. The survey must show all buildings and other improvements on the property and must show the setbacks from the new property lines.
3. The survey must include accurate property descriptions for each new parcel and the remainder of the parent parcel.
4. Application must be signed by the property owner, or a person legally authorized to sign for the owner. If a land contract exists, we will need the signature of the Grantor and the Grantee.
5. The applicant must provide evidence of accessibility for driveway placement. This requirement will consist of an "APPROVAL OF DRIVEWAY LOCATIONS" letter from the Saginaw County Road Commission (for county roads) or MDOT (for M-47). This is required even if driveways already exist. This is not a driveway permit. A driveway permit must be obtained separately at the time of construction.
6. The applicant must provide a certification letter from the Saginaw County Treasurer that all taxes have been paid.
7. You must indicate if any further divisions rights will be transferred from the parent parcel to any new parcel(s) being created. Consider this carefully. State law limits the number of new parcels which can be created from a parent parcel. Transferring divisions may prevent future divisions of the remaining parent parcel.
8. All parcels must meet the 4:1 depth to width ratio, unless the parcels are OVER 10.00 acres, or it is a parcel which will be retained by the original owner.
9. All parcels must comply with the requirements of the Township Zoning Ordinance, including but not limited to size, shape, frontage and building setbacks.

Approval of a land division by the Township does not warrant that the resulting parcels are buildable or suitable for any specific purpose.