

WHITEHALL TOWNSHIP
LAND DIVISION APPLICATION

Date _____

1. Names of **ALL** owners of parent parcel to be split _____

Address _____ City _____ State ____ Zip _____

2. Person to be contacted regarding this application:

Name _____ Address _____

City _____ State _____ Zip _____

Telephone - Day - _____ Night - _____

3. Parent Parcel Tax Number 61-03- _____

Street address of parent parcel _____

4. LEGAL DESCRIPTION of Parent Parcel (attach sheet if necessary): _____

5, Number of new parcels after the proposed division (s) _____

6. Intended use of new parcel (s) (residential, commercial, etc.) _____

7. Access from each new parcel to an existing public road will be:
(Check one)

_____ Each new parcel will have frontage on an existing public road.

_____ Owner will construct a new public road, with the following proposed name: _____

Attachment Required: Public road names must be approved by Central Dispatch and the Muskegon County Road Commission.

Approval is attached: yes _____ no _____ (explain) _____

_____ Owner will construct a new private road, with the following proposed name: _____

Attachment Required: Private road names must be approved by Central Dispatch and the Muskegon County Road Commission.

Approval is attached: yes _____ no _____ (explain) _____

_____ Each parcel will have a separate recorded driveway easement (Driveway cannot service more than one new parcel.)

8. Required Attachment: Approval from the Muskegon County Road Commission (or Michigan Department of Transportation for parcels that adjoin a state-controlled highway) as to each proposed division. Approval attached yes _____ no _____ (explain) _____

9. Is the owner making all divisions that are now allowed by law for the parent parcel: yes _____ no _____ If no, how many remaining divisions are allowed for the parent parcel? _____
Identify any other parcel (s) that is being transferred future division rights and the number of divisions _____

It is unlawful to “sell” a parcel of unplatted land unless the deed contains a statement as to the purchaser’s right to make “further

divisions exempt from the platting requirements of the Act”. Each deed needs to state how many of the available splits are being transferred to the buyer/grantee because unless the right to make splits are transferred to the buyer/grantee, they stay with the seller/grantor. This needs to be stated on the deed. Additionally, all deeds for parcels of unplatted land need to carry the following statement: “This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.”

10. Check each condition below that exists upon any portion of the parent parcel, or any of the child parcels:

_____ Is within the DNR Critical Dunes area

_____ Has Water Frontage or Water Access

_____ Lies within the Lake Michigan High Risk Erosion Setback Area

_____ Includes a Wetland or Muck Soils

_____ Includes a Beach

_____ Lies within a Flood Plain

_____ Has a Slope greater than 25%

_____ Includes an Abandoned Well, Under Ground Storage Tank, or Contaminated Soils.

11. Attachment Required: Are all due property taxes and any due installments of special assessments on the parent parcel paid? yes_____ no_____ This application will not be approved if there are unpaid, overdue property taxes or installments of special assessments. Attach a statement of paid taxes and special assessments. Statement is attached yes_____ no_____ (explain)____

12.Attachment Required: A complete and accurate legal description of each child parcel, and each new proposed easement or road. Legal description (s) is (are) attached: yes_____ no_____ (explain)_____

13. Attachment Required: A. A survey, sealed by a professional surveyor, of the proposed division (s) of the parent parcel: or

B. A map/drawing of the proposed division (s) of the parent parcel. If any portion of the parent parcel has a building on it, that portion of the parent structure shall be depicted on a map/drawing drawn to a scale of not greater than 1/40. Lot depth of each child parcel cannot be greater than four times the lot width.

The survey or map must show each of the following:

- a. The boundaries of the parcel as they existed as of **March 31,1997**.
- b. Any previous division (s) made of the parent parcel after **March 31, 1997**. Indicate when such divisions were made or if none were made,
- c. The location of the proposed division (s) line (s),
- d. The dimensions of the proposed divided parcels,
- e. The location of any existing proposed roads, driveways, or easements,
- f. The location of any existing or proposed easements, wells, septic

systems, driveways, garages, etc. and

g. The location of any of the features checked in response to question # 10.

Survey or map is attached yes_____ no_____
(explain)_____

14.Attachment Required: Approval from the Muskegon County Health Department indicating that each proposed parcel (s) is suitable for installation of a septic system and water well.

Suitable for septic; yes_____ no_____ (explain i. e. public sewer system) Suitable for water well: yes_____ no_____ (explain i.e., public water system).

15. Attachment Required: Copy of the deed, land contract memorandum or other recorded instrument in which the owner (s) obtained title to the parent parcel. Title attached: yes_____ no_____ (explain)_____

16.Attachment Required: A fee payable to Whitehall Township, of \$100 must be attached. yes_____

17. Describe any improvements, such as buildings, well, septic tank, etc, now located on the parent parcel_____

18.Attachment Required: A document confirming Whitehall Township zoning compliance must be provided. Document is attached: yes_____ no_____ (explain) _____

19. Statement of owners: I (we) agree that the statements made in this application are true, and if found not to be true, this application

and any approval based upon this application will be void. I (we) agree to comply with the conditions and regulations applicable to this application and applicable to the parent parcel division. I (we) hereby give permission for officials of Whitehall Township to enter the property at reasonable times where the parcel division is being proposed for purposes of inspection to verify that the information on this application is correct. I (we) further understand that any approval granted by Whitehall Township with respect to this Land Division Application applies only to Whitehall Township's Land Division Ordinance, Whitehall Township's Zoning Ordinance, and the State of Michigan's Land Division Act (formerly the Subdivision Control Act) as amended. I (we) understand that approval of this Land Division Application does not include any representation or conveyance of rights in any other statute, building code, deed restriction, or other property rights. Finally, even if this application is approved, I (we) understand that zoning, local ordinances, and State Acts change from time to time, and if changed, the divisions made here must comply with any applicable new requirements unless deeds, land contracts, leases, or surveys representing the approved divisions are recorded with the Register of Deeds for Muskegon County, or the division is built upon before the changes to such ordinances or laws are made.

20. Signatures of **ALL** current property owners:

_____ date _____

_____ date _____

_____ date _____

_____ date _____

_____ Approved _____ Denied date _____

Comments _____

Signature for Whitehall Township _____