

BERRIEN COUNTY
Land Division/Combination/Property Line Adjustment
Application
THREE OAKS TOWNSHIP

Applicant MUST answer ALL questions and include all attachments, or application will be returned. Mail completed application and check to:

Shalice Northrop, Assessor
P.O. Box 55
Three Oaks, Michigan 49128
(269) 756-9801

Approval of a division of land/combination and/or a property line adjustment is required before a sale takes place unless the parcel is 40 acres or more. (Sec 102e & f).

This form is designed to comply with section 108 and 109 of the Michigan Land Division Act (formerly the Subdivision control Act, PA 288 of 1967, as amended (particularly by PA 591 of 1996 and PA 87 of 1997) and used in conjunction with the Land Division Ordinance, Platted Lot Split Ordinance and/or Boundary Line Adjustment Ordinance as adopted by Three Oaks Township. Approval of a division, combination and/or property line adjustment is not a determination that the resulting parcel(s) comply with other ordinances or regulations.

1. PROPERTY OWNER INFORMATION

Name _____
Address _____
City, State, Zip _____

If Different than above, address where this form should be sent when review is complete:

Name _____
Address _____
City, State, Zip _____

2. PARENT PARCEL NUMBER(S)

11- _____
11- _____
11- _____

3. LOCATION OF PARENT PARCEL; ADDRESS AND/OR DESCRIPTION

4. PROPOSED DIVISION(S), COMBINATION OR PROPERTY LINE ADJUSTMENTS TO INCLUDE THE FOLLOWING:

A. Is this a:

- i. Land Division** _____
- ii. Property Line Adjustment** _____
- iii. Combination** _____

B. Number of new parcels being created _____

C. Intended Use

- i. Residential**
- ii. Commercial**
- iii. Agricultural**
- iv. Industrial**

D. The new parcel provides access as follows: (check one)

- a) _____ Each new parcel has frontage or legal access to a public road**
- b) _____ A new public road**
- c) _____ A new private road**

D. Describe or attach a legal description and a survey or a drawing for each proposed parcel (including all divisions and remaining parent parcel) _____

5. FUTURE DIVISIONS

Splits being transferred from the parent parcel to another parcel. Indicate number transferred to each proposed parcel. (Seller must notify Township Assessor of transfer of division rights to buyer within 45 days of transaction, Form L-4260A) _____

A survey will be provided by a professional surveyor, that shows current boundary lines of parent parcel, proposed division(s)/combinations/property line adjustment, dimensions on all lines, and existing roads and/or easements 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/combination/property line adjustment. Finally, I understand this is

only a parcel division/combination/property line adjustment, which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the Stat Land Division Act (formerly the Subdivision Control Act PA 288 of 1967 as amended particularly by PA 591 of 1996 and PA 87 of 1997) and does not include any representations or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this application of division/combination/property line adjustment is approved, I understand local ordinances and state Acts change from time to time, and if changed the divisions/combinations/property line adjustments made here must comply with the new requirements, apply for division/combination/property line adjustment approval again, unless deeds representing the approved divisions/combinations/property line adjustments are recorded with the Register of Deeds or the division/combination/property line adjustment is built upon before the changes to laws are made.

Property Owners Signature: _____ Date _____

DISCLAIMER

The municipality or county and its officers and employees are not liable if a building permit is not issued.

ALL DEEDS FOR PARCELS OF UNPLATTED LAND MUST CONTAIN THE FOLLOWING STATEMENTS:

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.

The grantor grants to the grantee the right to make _____ (number) division(s) under section 108 of the Land Division Act, Act No 288 of the public Acts of 1967.

Check list of needed items for submission:

Completed application

Survey

~~Certificate of Property Tax Payment (from County Treasurer)~~

\$175.00 filing fee per division/combination/property line adjustment

Do Not Write Below This Line

Control Number _____

Number of Splits Requested _____

Application Fee _____

Number of splits Allowed _____

Approved _____

Disapproved _____

Reasons and Conditions _____

Signature and Date _____