

# BANKS TOWNSHIP

LD: \_\_\_\_\_

## Application for Land Divisions And Boundary Adjustments

All the following attachments MUST be included prior to any approval, along with the application:

- A. A survey/parcel map that complies with the requirements of the Land Division Act, Sec 109 (1)(a): *Each resulting parcel has an adequate and accurate legal description and is included in a tentative parcel map showing area, parcel lines, public utility easements, accessibility, and other requirements of this section and section 108. The tentative parcel map shall be a scale drawing showing the approximate dimensions of the parcel; Such as;*

- current boundaries (as of March 31, 1997),
- all previous division made after March 31, 1997 (indicate when made or none),
- the proposed division(s),
- dimensions of the proposed divisions,
- existing and proposed road/easement right-of-way(s),
- easements for public utilities from each parcel to existing public utility facilities,
- any existing improvements (buildings, wells, septic system, driveways, etc.) and

- B. A copy of any reserved division rights (sec. 109 (4) of the act) in the parent parcel (form attached L-4260a)

- C. Fee of \$300 for land divisions and boundary adjustments.

Make checks payable to BANKS TOWNSHIP, PO BOX 68, ELLSWORTH, MI 49729

- E. All property taxes and special assessments due on the parcel or tract subject to the proposed division for the 5 years preceding the date of the application have been paid, as established by a certificate from the county treasurer (PA 23 of 2019)

*Note: This is issued by the Antrim County Treasurer and there is a \$5.00 fee.*

*Antrim County Treasurer  
203 E Cayuga Street  
Bellaire MI 49615  
Phone: 231-533-6720  
Website: <http://www.antrimcounty.org/treasurer.asp>*

- F. Proof of fee ownership of land.(Copy of Deed)

- G. History and Specifications of any previous division of Parcel to be divided as of March 31, 1997.

- H. A perk test is required for any parcel being created under one (1) Acre prior to any final approval under Section 560.109a of the Land Division Act.

*NW Michigan Environmental Health  
Phone: 231-533-8670 Website: <http://www.nwhealth.org/whichpermit.html>*

- I. Antrim County Road Commission Does not require a Permit for Banks Township to approve a Land Division.  
**Note Approval of Land Division is not stating you have complied with the Antrim County Road Commission standards. If you would like to apply for a driveway permit contact below:**

*Antrim County Road Commission  
Phone: 231-587-8521 Website: <http://www.antrimcrc.org>*

- J. If your access is creating or causing an additional parcel to access US 31 Hwy you must have approval from MDOT. (560.190 (1) e)

*Michigan Department of Transportation  
Phone: 989-731-5090 Website: <https://www.michigan.gov/mdot>*

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## Application for Land Divisions And Boundary Adjustments

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Application is hereby made for the following:

### Metes and Bounds Parcels

- Division into \_\_\_\_\_ parcels  
 Boundary Adjustment

### Platted Lots of Record

- Separation of entire lots  
  
 Division of portions of lots  
 Boundary Adjustment
- 

### Property Information

Tax Identification Number(s): 05-01-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
05-01-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
05-01-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Property Address: \_\_\_\_\_

Property Zoning Classification: \_\_\_\_\_

Is/Are the parcel(s) in a Special Assessment District?  No  Yes  
If so for?  Road  Sewer

### The division of the parcel provides access as follows:

Each new division has frontage on an existing public road?  No  Yes  
New Private Road Access?  No  Yes  
A Recorded Easement?  No  Yes

*Note: 1) A perk test is required for any parcel being created under one (1) Acre prior to any final approval under Section 560.109a of the Land Division Act.*

*2) Antrim County Road Commission*

Structures currently on the parcel(s)/lot(s):  Vacant  
 House  
 Accessory Building  
 Commercial/Industrial

Describe the nature of the request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## Application for Land Divisions And Boundary Adjustments

A sealed survey shall be submitted that complies with P.A. 132 of 1970 as amended for all land divisions and re-descriptions except involving platted lots of record.

Name Surveyor: \_\_\_\_\_

Survey Company: \_\_\_\_\_

Date of Survey: \_\_\_\_\_

Survey Number: \_\_\_\_\_

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### **Owner Information:**

### **Applicant (If not the Owner)**

**(Owner Must Sign, unless a letter of representation is supplied)**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

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**AFFIDAVIT** and permission for municipality, 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, agree to comply with the conditions and regulation provided with this parent parcel division. Further, I agree to give permission for official of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspections. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division 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 and P.A. 87 of 1997), MCL 560.101 et seq.) and does not include any representation or conveyance of rights in any other stature, building code, zoning ordinance, deed restriction, or other property rights.

Finally, even if this division is approved, I understand local ordinance 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 representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Fee (See Banks Township Fee Schedule): \_\_\_\_\_ Amount \_\_\_\_\_ Chk #/Cash

# BANKS TOWNSHIP

LD: \_\_\_\_\_

## Application for Land Divisions And Boundary Adjustments

Date Received: \_\_\_\_\_

Complete Application: \_\_\_\_\_

Banks Township has \_\_\_\_\_ the Land Division for parcel

05-01- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ for the \_\_\_\_\_ tax year.

**Please NOTE:**

**Banks Township and Antrim County do not do MID-Year splits therefore for the remainder of the \_\_\_\_\_ tax year the parent parcel(s) will be billed.**

Approval of a division is not a determination that the resulting parcels comply with other Township or County Ordinances or regulations not regulated under the Banks Township Land Division Ordinance.

The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities, dunes, wetlands and/or otherwise.

The Township and its officers and employees shall not be liable for approving a land division if a permit is not issued by the Antrim County Road and/or Health Department.

All approvals for Land Division Adjustment will be null and void unless the Survey is recorded in Antrim County Register of Deeds within **90 days** of the Approval per Section V (e) of the Banks Township Land Division Ordinance (No 1or 2004).

***For Office Use Only***

**TREASURER**, I certify that a 5 year tax certificate has been provided for the referenced parcels.

\_\_\_\_\_  
Treasurer Signature

\_\_\_\_\_  
Date

**ZONING**, the proposed split/adjustment meets all Township Zoning and Land Use Requirements.

\_\_\_\_\_  
Zoning Administrator Signature

\_\_\_\_\_  
Date

Approved - Conditions, if any: \_\_\_\_\_

Denied - Per Zoning Section: \_\_\_\_\_

**ASSESSOR**, the proposal is eligible for split or re- description; all ownership records are in order; accurate survey and description have been provided

\_\_\_\_\_  
Assessor Signature

\_\_\_\_\_  
Date

Approved - Conditions, if any: \_\_\_\_\_

Denied - Land Division Ordinance/Law Section, \_\_\_\_\_