

CARP LAKE TOWNSHIP PARCEL DIVISION APPLICATION

CARP LAKE TOWNSHIP

Nick Couture,

Assessor

640 S Huron St

Cheboygan, MI

49721

(231) 420-3644

Please answer all questions and include all attachments.

Mail to Carp Lake Township at the above address.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102 e & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan 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.)

(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

1. **LOCATION of PARENT PARCEL** to be split: Address: _____

Road Name: _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER(S) INFORMATION:

Name: _____

Address: _____

Phone (____) _____

City, State, Zip Code: _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels _____
- B. Intended use (residential, commercial, etc.) _____
- C. Each proposed parcel has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.
- D. Each parcel has a width of _____ (not less than required by ordinance)
- E. Each parcel has an area of _____ (not less than required by ordinance)

F. The division of each parcel provides access as follows: (check one)

Each new division has frontage on an existing public road. Road name _____

A new public road, proposed road name: _____

A new private road, proposed road name: _____

G. Describe or attach a legal description of proposed new road, easement or shared driveway.

H. Describe or attach a legal description for each proposed new parcel.

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number transferred _____

(See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.)

5. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which exists on the parent parcel:

- _____ Waterfront property (river, lake, pond etc.) _____ Includes wetlands
- _____ Is within a flood plain _____ Includes a beach
- _____ Is on muck soils or soils known to have severe limitations for on site sewage system

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:

- A. A scale drawing for the proposed division(s) of the parent parcel showing:
 - (1) current boundaries (as of March 31,1997), and
 - (2) all previous divisions made after March 31,1997 (indicate when made or none), and
 - (3) the proposed divisions), and
 - (4) dimensions of the proposed divisions, and
 - (5) existing and proposed road/easement right-of-way(s), and
 - (6) easements for public utilities from each parcel that is a development site to existing public utility facilities
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
 - (8) any of the features checked in question number 5.
- B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.
- C. A copy of any reserved division rights (sec. 109 (2) of the act) in the parent parcel.
- D. A copy of the Certified County Tax Certification form. (see below).
- E. A fee of \$ 100.00

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none).

8. Acknowledgment

The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

Property Owner's Signature _____ **Date:** _____

FOR OFFICE USE ONLY:

Reviewer's action: Total Fee \$ _____ Check # _____

Authorized Signature: _____

Application Completed Date: _____

Approval Date: _____

Denial Date

Reason(s) for denial:

The following is a County Tax Certification form. It should be filled out and certified by the county FIRST.

The CERTIFIED copy should be included in the land division application.

Public Act 23 took effect on September 16, 2019. This law requires that delinquent property taxes be certified paid by the County Treasurer prior to the land division approval. The law also states, "The County Treasurer shall collect a fee for a certification under this subdivision in an amount equal to the fee payable under section 1(2) of MCL 48.101" which is \$5.00.



Mary Mitchell
Emmet County Treasurer
200 Division Street, Suite 170
Petoskey, MI 49770
Phone: (231) 348-1715 Fax: (231) 487-1271
www.emmetcounty.org

Land Division Tax Payment Certification Form

Name: _____ Phone: _____

Owner Address: _____

Owner City, State, Zip: _____

Property Address: _____

Property City, State, Zip: _____

Parent Parcel ID Number/s: _____

Attach a description of the parent parcel/s to be divided or combined and payment of \$5.00 per parcel due and payable to:

Emmet County Treasurer
200 Division St. Suite 170
Petoskey, MI 49770

CERTIFICATION DENIED

The Emmet County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment. See attached details of taxes owed.

CERTIFICATION APPROVED

Pursuant to PA 23 of 2019, the Emmet County Treasurer's Office certifies that all real property taxes and special assessments due on the above parcel subject to the proposed division or combination for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the City, Village or Township Treasurer or taxes assessed as a result of legal orders next yet received by our office.

Years reviewed by County Treasurer: _____ through _____.

Certified by: _____ Date Certified: _____