

# LEXINGTON TOWNSHIP LAND SPLIT APPLICATION

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Preliminary Approval \$150.00                            |
| <input type="checkbox"/> | Final Approval \$75.00                                   |
| <input type="checkbox"/> | Each Additional Split \$50.00<br>(Done at the Same Time) |

**PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY AND ALL DOCUMENTS ARE ATTACHED**

APPROVAL OF A DIVISION OF LAND IS REQUIRED BEFORE IT IS SOLD. THIS APPROVAL IS NOT A DETERMINATION THAT THE RESULTING PARCELS COMPLY WITH OTHER ORDINANCES AND REGULATIONS.

1. Property Owner Information

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE Number: \_\_\_\_\_ EMAIL: \_\_\_\_\_

LOCATION OF PARENT PROPERTY TO BE SPLIT

ADDRESS: \_\_\_\_\_ PROPERTY ID: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

PARENT PARCEL ID: \_\_\_\_\_ NEW PARCEL ID: \_\_\_\_\_

2. PROPOSED SPLITS TO INCLUDE THE FOLLOWING:

A. NUMBER OF NEW PARCELS \_\_\_\_\_

B. INTENDED USE; RESIDENTIAL, COMMERCIAL, ETC. \_\_\_\_\_

C. Child Parcels (new parcels being applied for) will receive \_\_\_\_\_ rights to split newly created parcels.

\*\*Allocated right to make future divisions must appear on deed to new owner to be legal\*\*

D. EACH RESIDENTIAL PARCEL MUST HAVE 100' FRONTAGE, AG & AG-RES 165'

E. PARCEL **A** HAS A WIDTH & DEPTH OF \_\_\_\_\_

F. PARCEL **B** HAS A WIDTH & DEPTH OF \_\_\_\_\_

G. THE DIVISION OF EACH PARCEL PROVIDES ACCESS TO THE FOLLOWING:

EACH NEW DIVISION HAS FRONTAGE EXISTING OF PUBLIC ROAD,

ROAD NAME: \_\_\_\_\_

EASEMENT, WIDTH §3.25.0.06, B/33', FRONTAGE = DISTRICT MINIMUM

DESCRIPTION INCLUDED

A NEW PUBLIC ROAD: §3.1.0 – 3.2.0; Width §3.2.0.05, A/66'

ROAD NAME: \_\_\_\_\_

H. DESCRIPTIONS AND MAPS:

1. AN ADEQUATE AND ACCURATE LEGAL DESCRIPTION OF EACH NEW PARCEL AND A DESCRIPTION OF ANY REMAINING PARENT PARCEL.

2. A TENTATIVE PARCEL MAP MUST BE DRAWN TO SCALE SHOWING:

AREA  PARCEL LINES  PUBLIC UTILITIES EASEMENTS

ACCESSIBILITY  NUMBER OF PARCELS  PARENT PARCEL  ANY CURRENT STRUCTURES WITH SETBACKS

3. A SURVEY OF THE PROPERTY

3. DEVELOPMENT SITE LIMITS CHECK EACH WHICH REPRESENT A CONDITION WHICH EXISTS ON THE PARENT PARCEL

- WATERFRONT PROPERTY RIVER, LAKE, POND, OTHER, \_\_\_\_\_
- INCLUDES WETLANDS
- IS WITHIN A FLOOD PLAIN
- INCLUDES A BEACH
- IS ON MUCK SOILD OR SOILS KNOWN TO HAVE SEVERE LIMITATIONS FOR ON SITE SEWAGE
- DRAIN

4. ATTACHMENTS: ALL THE FOLLOWING ATTACHMENTS MUST BE INCLUDED BEFORE APPLICATION WILL BE REVIEWED.

A. A SCALE DRAWING OF NOT LESS THAN 1" = 20 FEET FOR PARENT PARCELS OR PARENT TRACTS OF OR PARENT TRACTS OF THREE ACRES OR MORE, OR A LEGAL SURVEY. EACH DRAWING MUST SHOW THE FOLLOWING: LESS THAN THREE ACRES, AND OF AT LEAST 1" = 100 FEET FOR PARENT PARCELS

- CURRENT BOUNDARIES (AS OF MARCH 31, 1997)
- ALL PREVIOUS DIVISIONS MADE AFTER MARCH 31, 1997 (INDICATE WHEN DONE OR NONE.
- THE PROPOSED DIVISION(S)
- DIMENSIONS OF PROPOSED DIVISIONS
- EXISTING AND PROPOSED ROAD/EASEMENT RIGHT-OF-WAY(S)
- EASEMENTS FOR PUBLIC UTILITIES FROM EACH PARCEL THAT IS A DEVELOPMENT SITE TO EXISTING PUBLIC UTILITY FACILITIES
- EXISTING IMPROVEMENTS (BUILDINGS, WELLS, SEPTIC, ETC.)
- ANY FEATURES CHECKED IN QUESTION NUMBER 4

B. INDICATION OF APPROVAL OR PERMIT FROM:

- COUNTY ROAD COMMISSION THAT A PROPOSED EASEMENT PROVIDES VEHICULAR ACCESS TO AN EXISTING ROAD OR STREET MEETS APPLICABLE LOCATION STANDARDS.
- ELECTRIC UTILITIES RIGHT OF WAY OFFICE
- TELECOMMUNICATIONS SERVICE RIGHT OF WAY OFFICE
- GAS UTILITIES RIGHT OF WAY OFFICE
- MORTGAGE COMPANY LETTER OF APPROVAL -IF YOU HAVE A MORTGAGE ON THE PROPERTY
- LAND DIVISION TAX PAYMENT CERTIFICATE FORM – SANILAC COUNTY TREASURER

C. A COPY OF RESERVED RIGHTS IN THE PARENT PARCEL, IF PURCHASED AFTER MARCH 31, 1997.

AFFIDAVIT AND PERMISSION FOR MUNICIPAL, COUNTY AND STATE OFFICIAL TO ENTER THE PROPERTY FOR INSPECTIONS.

I AGREE THE STATEMENTS MADE ABOVE ARE TRUE, AND IF FOUND NOT TO BE TRUE THIS APPLICATION AND APPROVAL WILL BE VOID. FURTHER, I AGREE TO COMPLY WITH THE CONDITIONS AND REGULATIONS PROVIDED WITH THIS PARENT PARCEL DIVISION. FURTHER, I AGREE TO GIVE PERMISSION FOR OFFICIALS OF THE MUNICIPALITY, COUNTY AND THE STATE OF MICHIGAN TO ENTER THE PROPERTY WHERE THIS PARCEL DIVISION IS PROPOSED FOR PURPOSES OF INSPECTION. FINALLY, I UNDERSTAND THIS IS ONLY A PARCEL DIVISION, WHICH CONVEYS ONLY CERTAIN RIGHTS UNDER THE APPLICABLE LOCAL LAND DIVISION ORDINANCE AND STATE LAND DIVISION ACT (FORMALLY THE SUBDIVISION CONTROL ACT PA 288 OF 1967, AS AMENDED (PARTICULARLY BY PA 591 OF 1966 AND PA 87 OF 1997, MCL 560.101 ET. SEQ.) AND DOES NOT INCLUDE ANY REPRESENTATION OR CONVEYANCE OF RIGHTS IN ANY OTHER STATUE, BUILDING CODE, ZONING ORDINANCE, DEED RESTRICTIONS OR OTHER PROPERTY RIGHTS.

FINALLY, EVEN IF THIS DIVISION IS APPROVED, I UNDERSTAND LOCAL 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 AGAIN) UNLESS DEEDS REPRESENTING THE APPROVED DIVISIONS ARE RECORDED WITH THE REGISTER OF DEEDS WITHIN 180 DAYS, OR THE DIVISION IS BUILT UPON THE CHANGES TO THE LAWS MADE.

PROPERTY OWNER/AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

IF SIGNED BY AGENT; MUST HAVE A LETTER SIGNED BY PROPERTY OWNER GIVING THE AGENT PERMISSION

CONTACT PERSON PHONE: \_\_\_\_\_

**FOR OFFICE USE ONLY:**

**APPLICATION RECEIVED:**

TOTAL FEES: \$ \_\_\_\_\_ CHECK NUMBER: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

<input type="checkbox"/> Mortgage Company Letter _____
<input type="checkbox"/> Preliminary Review _____
<input type="checkbox"/> Final Review _____
<input type="checkbox"/> Subject to Submission of Survey _____
<input type="checkbox"/> Property Owner Letter _____
If signed by Agent
<b>PRELIMINARY REVIEW IS GOOD FOR 90 DAYS</b>

**APPROVED**       **DENIED**

ASSESSOR SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

**APPROVED**       **DENIED**

ZONING ADMINISTRATOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED**       **DENIED**

TOWNSHIP BOARD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED – Subject to: \_\_\_\_\_

DENIED – Reason: \_\_\_\_\_

## UTILITIES RIGHT OF WAY CONTACT INFORMATION

Detroit Edison  
LaDonna Jackson  
Mt. Clemens Service Center  
43230 Elizabeth Rd  
Clinton Township, MI 48036  
Phone: 586-783-1978  
Email: [ladona.jackson@dteenergy.com](mailto:ladona.jackson@dteenergy.com)  
Application Attached

Semco Energy Company  
Patrick Hurd  
1411 Third St.  
Port Huron, MI 48060  
Phone: 810-887-3014

Thumb Electric  
Mike Affer  
Operational Supervisor  
2231 Main St.  
Udly, MI 48475  
Phone: 989-658-8571  
Phone: 800-327-0166