

LEXINGTON TOWNSHIP LAND SPLIT APPLICATION

☐	Preliminary Approval \$150.00
☐	Final Approval \$75.00
☐	Each Additional Split \$50.00 (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: _____

- ☐ Mortgage Company Letter
- ☐ County Treasurer Tax Status Verification
- ☐ Preliminary Review
- ☐ Final Review
- ☐ Subject to Submission of Survey
- Property Owner Letter, if signed by Agent

PRELIMINARY REVIEW IS GOOD FOR 90 DAYS

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

THE DETROIT EDISON COMPANY

Chris Dixon, Electrical Service Planner

Marysville Service Center

3223 Ravenswood Rd

Marysville, MI 48436

Email: chris.dixon@dteenergy.com

Phone: 810-322-0194

Application Attached

SEMCO ENERGY COMPANY

Patrick Hurd, Right of Way Agent

1411 Third St., Suite A

Port Huron, MI 48060

Email: Patrick.Hurd@semcoenergy.com

Phone: 810-887-3041

Fax: 810-887-4233

THUMB ELECTRIC COOPERATIVE

Mike Affer, Operational Supervisor

2231 Main St.

Udly MI 48475

Phone: (989) 658-8571

Phone: 800-327-0166

SANILAC COUNTY ROAD COMMISSION

100 S. Elk St.

Sandusky, MI 48471

Phone: 810-648-2185

Fax: 810-648-5810

<https://www.sanilacroads.com/>

DTE Electric Company

DTE Energy



LAND SPLIT Service Application

Please complete and return your application to Detroit Edison, at the Regional Center address listed below.

(For DTE Energy to fill in)

Work Order _____

Date Received _____

Return Address: DTE Energy Marysville Service Center
3223 Ravenswood, Marysville, 48040

For Sanilac county,
for quick response
Attn: Planner Chris Dixon

or can be dropped off at the main planning door drop box during business hours.

Property Owner Name: _____

Current Address: _____ Phone Number _____

Email Address: _____

Name of person to be contacted in case of questions _____

Daytime Phone Number: () _____ Evening Phone Number: () _____

Property/Tax I.D. # _____

City/Township/Village: _____

If assigned by municipality:

Address No.: _____ Street Name: _____

Nearest intersection: _____

Subdivision name: _____

NOTE: The legal owner of the property must sign this application, unless the party acting instead of the legal owner has power of attorney or legal guardianship. Please provide proof of such.

Required Information

a) **Proof of Ownership (Recorded Deed)**

b) **Certified Survey** of Parent Parcel showing splits

c) **Certified Survey** with written description of the proposed splits

NOTE: PLEASE ALLOW 4-6 WEEKS FOR PROCESSING.

Applicant's Signature: _____

Date: _____

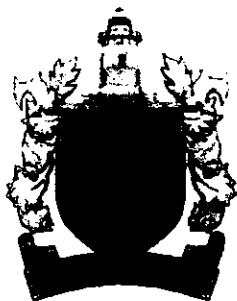
Submit this
FORM to SCT:

(address on form)

Prior to submitting Split
Application to the Township

Enclose:

- * **\$5.00 Fee** payable to:
Sanilac County Treasurer
- * Copy of **legal description**
of parcel (as currently exists)



Trudy M. Bowers
Sanilac County Treasurer
60 W. Sanilac, Room 204
Sandusky, MI 48471
Phone (810) 648-2127 Fax (810) 648-5479
tnicol@sanilacounty.net

Land Division Tax Payment Certification Form

Name: _____ Phone: _____

Owner Address: _____

Owner City, State, Zip: _____

Property Address: _____

Property City, State, Zip: _____

Parcel ID Number: _____

Attach a description of the parcel to be divided

[] CERTIFICATION DENIED

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

Delinquent Taxes Owed: _____

[] CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Sanilac County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division 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.

Certified by: _____ Date Certified: _____