

Iron River Township Land Division Application

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

Date: _____ Parent Parcel Identification Number: _____

Property Owner(s): _____

Phone: _____

Title is being transferred to (Buyer, Lessee, Grantee, etc.):

Name: _____

Address: _____

Location/Address of Parent Parcel: _____

Legal Description: Attach a copy of the deed and survey map for the Parent Parcel.

Proposed Number of New Parcels and Intended Use: _____

Parcel Size Requirements: Each proposed parcel, if 10 acres or less, must have a width of not less than 125 feet as measured at the front setback line. Each parcel must have a minimum of 25,000 square feet, unless it is a property line adjustment. (The Township Zoning Ordinance may require a larger parcel size depending on the zoning classification of the parcel involved. A parcel division will not be approved if a parcel size that does not meet the minimum size required by the Township Zoning Ordinance.)

Width(s) at front setback line: _____

Size (area) of Parcel(s): _____

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

1. New parcel has frontage on an existing public pad or street.

Road/Street Name: _____

2. A new public road.
Proposed name: _____

3. A new private road.
Proposed name: _____

4. Not accessible

Attach a legal description of proposed new road, easement, etc.

Attach a legal description and copy of a survey for each proposed new-parcel:

Improvements: Describe existing improvements which, are on the parent parcel:

Number of Future Divisions being transferred from the parent parcel to another parcel. (Indicate number transferred and to which parcel(s) being transferred:)

Development Site Limits: (Check each conditions which exists on the parent parcel):

Waterfront property Within a Flood Plain Includes Woodland

Includes a beach Has soils known to have severe limitations for on site sewage system.

ATTACHMENTS: (All the following attachments must be included with the application form. Please letter each as described.)

Attachment A- Scale drawing (must comply with the requirements of P.A. 132 of 1970 as amended-for the proposed divisions) of the parent parcel showing:

1. Current boundaries
2. All previous divisions, if applicable, and the date of divisions
3. The proposed divisions
4. Dimensions of the proposed division
5. Existing and proposed road and/or easement right-of-ways

6. Easements for public utilities from each parcel that is a development site to an existing public utility facility.
7. Any existing improvements (buildings, wells, septic systems, driveways, etc.)
8. Any Development Site Limits (i.e. woodlands, beach, flood plain, rivers, lakes, etc.)

Attachment B: Indication of approval, or permit from, the Iron County Road Commission, or respective city/village street administrator that a. proposed easement provides vehicular access to an existing road or street and meets applicable location standards.

Attachment C: A copy of any reserved division rights in the parent parcel.

Attachment D: A fee of \$50.00 for first split and \$50 for each split thereafter.

Make checks payable to Iron River Township

Mail form to:

Mike Sheey, Iron River Township Land Divisions Administrator
PO Box 407
Iron River, MI. 49935

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AFFIDAVIT AND PERMISSION FOR MUNICIPAL, COUNTY AND STATE OFFICIALS TO ENTER THE PROPERTY FOR INSPECTIONS:

I agree that 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. 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 the Land Division Act, being MCLA 560.1-01 et. Seq. MSA 26.430 (101) et. Seq. and does not include any representation or conveyance of restrictions or other property rights.

Finally, if this division is approved, I understand local ordinances and state statutes change from time to time and if changed, the divisions made here must comply with the new requirements (I must apply for division approval again) unless deeds representing the approval divisions are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made.

(All property owners must sign)

Dated: _____ Property Owner's Signature: _____

Dated: _____ Property Owner's Signature: _____

For office Use Only - Reviewer's Action

Date Paid: _____ Total Fee: _____ Check # _____

Date application completed: _____

Date of approval or Denial: _____

Application denied for the following reasons: _____

By: _____

Michael Sheehy
Iron River Township Land Divisions Representative