

PARCEL DIVISION APPLICATION

You must answer all questions and include all attachments, or this will be returned to you. Mail to City of Iron Mountain City Assessor 501 S. Stephenson Ave, Iron Mountain, MI 49801.

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 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, MC! 560 et.seq. (Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

1. LOCATION OF PARENT to be split:

Address: _____ Road/Street Name: _____.

PARENT PARCEL IDENTIFICATION NUMBER: 22-051-_____ - _____ - _____

Parent Parcel Legal Description (**DESCRIBE OR ATTACH**): _____.

2. PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

Phone: (____) _____ Zip _____

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

A. Number of New Parcels _____

B. Intended use (residential, commercial, etc.) _____

C. Current zoning classification is: **R1 R2 R3 B1 B2 OS I1 I2**

D. Parent parcel is currently being served by the public utilities of: (Circle which)
Electric Gas Sewer Water Cable Other: _____.

E. Parent parcel is currently provided access to a public through-a-fare by: (Circle)
Driveway Private through-a-fare Private Easement Alley Other: _____.

F. Each proposed parcel if 10 acres or less, has a required depth to width of 4 to 1 as provided by ordinance. **Yes No**

G. Each parcel has a width of _____ (which is not less than required by City of Iron Mountain Zoning Ordinance).

H. Each parcel has an area of _____ (which is not less than required by City of Iron Mountain Zoning Ordinance).

I. The division of each parcel is provided access as follows: **(check one)**

1. _____ Each new division has frontage on an existing public through-a-fare.
Existing through-a-fare name: _____.
2. _____ A new public through-a-fare.
Proposed through-a-fare name: _____.
3. _____ A new private through-a-fare.
Proposed through-a-fare name: _____.

J. **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 represents 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 server limitations for a site sewage system

6. **ATTACHMENTS** – A **survey or scale drawing** that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing: (At a scale of no less than 1":200'.)

- (1) current boundaries or as existed March 31, 1997), **and**
(2) all previous divisions made after March 31, 1997 (indicate when made or none)
and
(3) the proposed division(s) , **and**
(4) dimensions of the proposed division(s), **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, **and**
(7) any existing improvements (building(s), wells, septic system(s), driveways, etc. on parent or proposed division parcel(s)), **and**
(8) any of the features checked in question number 5 (above).

7. **IMPROVEMENTS** – Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel such as "old" "abandoned" "in-service" "condemned" "zero lot line" or indicate none).

8. **AFFIDAVIT** and permission for municipal, county and state officials to enter the property for inspection: I agree the statements made above are true, and if found not to be true this application and any approval will be voided. Further, I agree to comply with the conditions and regulations provided with the 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 purposed 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 State Land Division Act (Formerly the subdivision control act P.A. 288 of 1967, as amended (particularly by P.S. 591 of 1996 and P.S. 86 of 1997), MCL 560.101 et seq.) and does not include any representation or conveyance of rights, any other statute, 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

