

LETTER OF AUTHORIZATION

Request for: Land Division Land Division/Combination

Date: _____

To Frenchtown Charter Township:

I, _____ hereby authorize and request Frenchtown Charter Township to process the (Circle One: division, combination, division/combination) of Parcel/ Lot No(s).

If applicable located within the _____ Subdivision

IMPORTANT: Are there any parcels that are included in a mortgage: Yes No

If Yes, please attach a letter of approval from your mortgage company relating to this request to divide or combine.

Notice RE: Land Combinations: Please be informed that, once approved, any future requests to re-divide a combined property may require approval from the Frenchtown Zoning Board of Appeals and that may or may not be approved at that time.

Property Owner name printed

Property Owner name printed

Street address

City/State/Zip Code

Daytime Telephone No.

E-mail

Please sign the form in front of the person notarizing this document

Property Owner signature

Property Owner signature

STATE OF MICHIGAN)

)ss.

COUNTY OF MONROE)

On this ____ day of _____, _____, before me personally appeared the above named, known to me to be the person described herein and who executed the foregoing signature.

Notary Public

County

My Commission expires: _____

Acting in the County of: _____

FRENCHTOWN CHARTER TOWNSHIP LAND DIVISION/COMBINATION APPLICATION

You must answer all questions and include all attachments, or this will be returned to you as an incomplete application. Bring or mail (with payment) to: Frenchtown Charter Township Building Department: 2744 Vivian Road, Monroe MI 48162. 734-242-5900 (Department #4)

Please print or type

APPLICANT (if not the property owner)		
Name	Phone	
Business Name		
Address		
City	State	Zip

1. LOCATION of parent parcel to be split or combined:
 Address: _____
 Parent parcel number: _____
 Legal description of Parent Parcel (attach extra sheets if needed): _____
 _____ Township
IMPORTANT: Are there any parcels above that are included in a mortgage: Yes No
 If Yes, please list which parcel(s): _____

- (We will mail all responses to the following address):
 2. PROPERTY OWNER Information:
 Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____

3. PROPOSAL: Describe the division(s) being proposed:
 A. Number of new Parcels _____
 B. Intended use (residential, commercial, etc.) _____
 C. The division of the parcel provides access to an existing public road by: (check one)
 Each new division has frontage on an existing public road.
 A new public road, proposed road name: _____
(Road name cannot duplicate an existing road name)
 A recorded easement (driveway). (Cannot service more than one potential site)

- 3A. Write here, or attach, a legal description of the proposed new road (attach extra sheets if needed):

 3B. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if needed):

- 4A. FUTURE DIVISIONS that might be allowed but not included in this application? _____
 4B. The number of future divisions being transferred from the parent parcel to another parcel? _____
 Identify the other parcel: _____
(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Statute)

5. DEVELOPMENT SITE LIMITS. Check each that represents a condition, which exists on the parent parcel. Any part of the parcel:

- | | | | |
|--------------------------|---|--------------------------|-------------------------|
| <input type="checkbox"/> | waterfront parcel | <input type="checkbox"/> | includes wetlands |
| <input type="checkbox"/> | includes a beach | <input type="checkbox"/> | is within a flood plain |
| <input type="checkbox"/> | includes slopes more than twenty-five percent (a 1:4 pitch or 14° angle) or steeper | | |
| <input type="checkbox"/> | is on muck soils or soils known to have severe limitations for on site sewage systems | | |
| <input type="checkbox"/> | is now or suspected to have an abandoned well, underground storage tank or contaminated soils | | |

6. ATTACHMENTS (all attachments must be included). Letter each attachment as show here.

- A. 1. A survey, sealed by a professional surveyor at a scale of _____ of proposed division(s) of parent parcel;
(insert scale)
- OR** 2. A map/drawing drawn to scale of _____ (insert scale), of proposed division(s) of parent parcel and the 30-day time limit is waived:

Signature: _____

The survey or map must show:

- (1) current boundaries (as of March 31, 1997), and
- (2) all previous divisions make after March 31, 1997 (indicate when made or none), and
- (3) all proposed division(s), and
- (4) dimensions of the proposed divisions, and
- (5) existing and proposed road/easement rights-of-way, and
- (6) easements for public utilities from each parcel to existing public utility facilities, and
- (7) any existing improvements (buildings, wells, septic systems, driveways, etc.)
- (8) any of the features checked in question number 5.

- B. Location of the public sewer system which will service each proposed parcel, or the engineering plans, which show the extension to be made for this purpose.
- C. A Plan that shows that each proposed parcel is serviced by a public water system, or that appropriate extensions will be made to said parcels.
- D. Indication of approval, or permit from County Road Commission, MDOT, for each proposed new road designed to service said proposed parcel(s).
- E. A copy of any transferred division rights (§109(4) of the Act) in the parent parcel.
- F. A fees of \$ _____
- G. Tax Certification of County Treasurer meeting requirements of Ordinance Section 7H
- H. Mortgagee Approval
- I. Other (please list) _____

7. IMPROVEMENTS. Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if necessary) _____

8. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I hereby state that 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 to verify that the information on the application is correct at a time mutually agreed with the applicant. 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.A. 591 of 1996), MCL 560.101 et seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, or land contracts, representing the approved divisions are recorded with the Register of Deeds within 30 days after preliminary approval is granted.

All property owners' signature required: Please attached extra sheet of paper if more room is need for signatures.

(Signature) (Date) (Signature) (Date)

Printed Name of Signature Above

Printed Name of Signature Above

STATE OF MICHIGAN)
)ss.
COUNTY OF MONROE)

On this ____ day of _____, _____, before me personally appeared the above named, known to me to be the person described herein and who executed the foregoing signature.

Notary Public

County

My Commission expires: _____

DO NOT WRITE BELOW THIS LINE

Preliminary Approval: (Pending survey verification of sketch submitted for review. Good for 90 days then will be voided.

Zoning Administrator

Assessor

Tentative Approval: Pending copy of recorded documents with the Monroe County Register of Deeds Office. If any portion of the land has been transferred then a deed will be required. Good for 30 days then will be void unless conveyancing documents are recorded with Monroe County Register of Deeds.

Zoning Administrator

Assessor

Final Approval: After proof of recorded documents and ALL requirements have been met, including any payment if required.

Zoning Administrator

Assessor

New Parcel #'s assigned for next year:

New parcel #'s that are assigned to the new legal descriptions created will appear on the next year's Assessment and Tax Rolls. Notice of Assessments will be mailed in February showing the new values.

The current year's Summer and Winter tax bills will NOT be divided by the Township. Payment of taxes (Summer & Winter) must be decided by the Buyer and Seller). The current year's tax bills will be based on the status as of 12/31 of the previous year. If there was only ONE parcel, there will only be ONE bill.