

PINE GROVE TOWNSHIP LAND DIVISION/RE-DESCRIPTION APPLICATION

PLEASE PRINT

Approval of a division and/or re-description 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 102e & f). **This form is designed to comply with applicable zoning, land division ordinances, and Section 108 and 109 of the Michigan Land Division Act (formerly the subdivision control and/or the Condominium Act (P.A. 59 or 1987, as amended).**

Request being submitted: _____ Land Division _____ Parcel Re-Description

Fees: Land Division cost is \$300 for the first split and \$150 for each additional completed at the same time.

Re-Description cost is \$75.00 per adjusted property line. (Please contact KABA for help determining number of lines.)

TOTAL FEE: \$ _____ (Please contact KABA if help is required determining the fee.)

ALL FEES ARE TO BE PAID TO KABA, 2322 Nazareth Road, Kalamazoo, MI 49048

If you need help, or have questions, contact Bear Priest, Zoning Administrator
at (269) 216-9673 or bear@zoningmi.org

APPLICANT'S NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

*PHONE NUMBER _____

*Where you can be reached for questions or to schedule permission for a possible site visit

A COPY OF THIS FORM WILL BE RETURNED TO THIS ADDRESS

1. Location of parent parcel/tract to be split, divided and/or re-described:

Address (if available): _____ Street/Road Name: _____

Tax Identification Number of parcel to be split, divided and/or re-described: 80-15- _____ - _____ - _____

Does owner own any parcels or property contiguous to the parent parcel/tract being split, divided and/or re-described?

If yes, list Tax Identification Number(s) of the contiguous properties:

80-15- _____ - _____ - _____

80-15- _____ - _____ - _____

80-15- _____ - _____ - _____

80-15- _____ - _____ - _____

Total acreage of parent parcel/tract and all contiguous Property _____

Number of divisions requested under PA 591 _____

(Remaining parent parcel/tract counts as a division during first split under PA 591)

State law defines a parent tract as all contiguous parcels under the same ownership as of March 31, 1997. The acreage used to develop the amount of divisions a property owner is entitled to is based on the local acreage of the entire parent tract. The remaining parent tract always counts as a new parcel for application fee purposes, but only counts against your number of state entitled divisions the first time a split occurs under PA 591.

2. PROPERTY OWNER INFORMATION

Name: _____ Phone: _____

Address: _____

Please note the property owner must sign this request. If the sale of this property was completed within the last year, please provide proof of ownership.

3. Attachments: All attachments must be included for application to be processed

Letter each attachment as shown here. Label each legal description to correspond with survey.

- A) A survey or map/drawing of parent parcel/tract drawn to a scale of 1"=20', 1"=50', 1"=100', 1"=200', 1"=400', or 1"=1,000'. The scale used shall best represent the property and improvements. The survey or map/drawing will include the following:
- i) Parent parcel/tract boundaries as of March 31, 1997
 - ii) All previous divisions that have occurred after March 31, 1997
 - iii) The labeled proposed divisions
 - iv) Dimensions of the proposed divisions
 - v) Scaled location of any improvements (buildings, wells, septic systems, etc.)
 - vi) Existing and proposed road right of ways
- B) A legal description for the entire parent parcel/tract, the newly created remaining parent parcel/tract, and all other newly created parcels.
- C) Tax Certificate from the County Treasurer's office dated within 30 days of this request. (The county's request form is attached to this application)

Prior to submitting, please double check the following are being included:

- A completed and signed application.
- Payment of all fees.
- A current survey.
- New Legal Descriptions for all parcels created or modified.
- County Tax Certificate (completed by county within the last 30 days)

**All of these items are required. Applications submitted
without these items will not be processed**

Affidavit and permission for Pine Grove Township, Van Buren County, and State of Michigan officials to enter the property for inspections?

I agree 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 Division/Re-Description Application. I understand this division or re-description conveys only certain rights under the applicable local land division ordinance, the local zoning 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/or the Condominium Act (P.A. 59 of 1987 as amended) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction, or other property rights.

Township approval in no way guarantees the issuance of a building permit. If this Division/Re-Description Application is approved, I understand Deeds, or Land Contracts representing the approved divisions may be required and recorded with the Register of Deeds, or any approval will be void.

Property Owner(s) Signature

Date

Property Owner(s) Signature

Date

OFFICE USE ONLY. PLEASE DO NOT MARK IN BOXES BELOW.

ZONING REVIEW

Approved _____

Approved with conditions _____

Denied _____

Comments, if any

Signature-Zoning Administrator

Date

Date Submitted to County: _____

ASSESSOR'S REVIEW

Number of splits allowed by statute _____ Number of splits requested by applicant _____

Signature-Township Assessor

Date



Office of the County Treasurer

Trisha Nesbitt, Treasurer

Tania Sheeley-Myers, Chief Deputy

219 East Paw Paw Street, Suite 101

Paw Paw, Michigan 49079-1499

Phone: (269) 657-8228 Fax: (269) 657-8227

E-mail: NesbittT@vbco.org

Land Division Tax Payment Certification Form

Name: _____ Phone: _____

Owner Address: _____

Owner City, State, Zip: _____

Property Address: _____

Property City, State, Zip: _____

Parcel ID Number: _____

All applications must include:

- (1) A legal description of the parcel to be divided
- (2) \$5 certification fee (made payable to the Van Buren County Treasurer)
- (3) A self-addressed, stamped envelope

PLEASE DO NOT WRITE BELOW THIS LINE:

Reviewer's Actions

Certification Denied

Denial explanation:

Certification Approved

I certify that, as to the lands herein described, all property taxes and special assessments due on the parcel or tract subject to the proposed division for the 5 years preceding the date of the application have been paid except that if checked below:

() This certificate does not cover taxes for the most recent year because the delinquent tax roll is not yet available.

Treasurer's Office Signature: _____ Date: _____