



City of Hastings

Land Division Split/Combination Application

Bring or mail to: 201 E. State St. Hastings, MI 49058. You MUST answer all applicable questions and include all attachments or this form will be returned to you. Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment.

Location of parent parcel to be split/combined:

Address:
Parent parcel # 08-55-
Legal description of parent parcel (attach extra sheets if needed)

Property Owner Information:

Name:
Address:
Phone:

Applicant Information (if not property owner):

Name of contact person:
Business name:
Phone:

Describe the Split/Combination being proposed:

Number of new parcels:
Intended use (residential, commercial, etc.)
The division of the parcel provides access to an existing public street by: (check one)
<input type="checkbox"/> Each new division has frontage on an existing public street.
<input type="checkbox"/> A new public street, proposed street name: _____ <small>(Street name cannot duplicate an existing street name)</small>
<input type="checkbox"/> A new private street or easement, proposed street name: _____ <small>(Street name cannot duplicate and existing street name)</small>
<input type="checkbox"/> A recorded easement (driveway). (Cannot service more than one potential site.)
Write here, or attach, a legal description of the proposed new road, easement or shared driveway if applicable:
Write here, or attach, a legal description of the proposed parcel:

Future Divisions:

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

Development Site Limits (check each that represents a condition which exists on the parent parcel:

is in a DNR-designated critical sand dune area.	is riparian or littoral (it is a river or lake front parcel).
is affected by a Great Lake High Risk Erosion setback	includes a wetland. includes a beach.
includes slopes more than twenty five percent (a 1:4 pitch or 14 deg. angle) or steeper.	is on muck soil or soils known to have severe limitations for onsite sewage systems.
is within a flood plain.	is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

Improvements:

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

Attachments (all attachments must be included):

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

The survey or map must show:

- 1) **Current boundaries (as of 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) including total size**, 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 system, driveways, ect.) and
- 8) Any of the features checked under development site limits
- B. A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public sewer system.
- C. An evaluation/indication of approval will occur, or a well permit for potable water for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public water system.
- D. Indication of approval, or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
- E. A copy of any transferred division rights (109(4) of the Act) in the parent parcel.

F. A \$100 application fee, plus \$25 per parcel (ex: 1 split = 2 new parcels total \$150)

- 1) Land purchased from The City of Hastings is not exempt from the application fee or the \$25 for each parcel created that is owned by applicant after split/combination.
- 2) Under 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 560.102 (d) Division does not include a property transfer between 2 or more adjacent parcels, if the property taken from 1 parcel is added to an adjacent parcel; and any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of this act or the requirements of an applicable local ordinance. No split will be applied to the parent parcel; **however, the application and parcel fees still apply.**

G. Other (please list) _____

Affidavit and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements made above are true. If they are 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.

I understand this is only a parcel division which 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 does not include any representation or conveyance of rights in any other statute, **Building code, zoning ordinance, deed restriction or other property rights.**

Finally even if this division is approved, I understand zoning, 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 approval again) unless deeds. Land contracts. Leases or surveys representing the approved divisions are recorded with the Register of Deeds or **the division is built upon before the changes to laws are made.**

This form is designed to comply with applicable local zoning, land division ordinances and 109 of the Michigan 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

Reviewer's action:

Amount Collected: \$	
Approval:	Conditions:
Denial:	Conditions:
Signature:	Date:
Zoning Signature:	Date: