CASS COUNTY
Land Division/Property Line Adjustment
Application/Combination
MARCELLUS TOWNSHIP

Applicant MUST answer ALL questions and include all attachments, or application will be returned. Mail completed application to:

Shalice Northrop, Assessor
51951 M 40
Marcellus, Michigan 49067
(269) 646-8020

Your decision will be returned to you within 45 days of receipt. DO NOT schedule any closings etc until you receive the decision.

Approval of a division of land is required before sold, when a new parcel is less than 40 acres. (Sec 102 e & f).

This form is designed to comply with section 108 and 109 of the Michigan Land Division Act (formerly the Subdivision control Act, PA 288 of 1967, as amended (particularly by PA 591 of 1996 and PA 87 of 1997) and used in conjunction with land division ordinances and property line adjustment ordinances as adopted by each municipality. Approval of a division/property line adjustment is not a determination that the resulting parcel(s) comply with other ordinances or regulations.
Application decisions will be made with a decision within 45 days of receipt of application.

1. **PROPERTY OWNER INFORMATION**

Name _____
Address_____
City, State, Zip _____
Phone Number _____
Email _____

If Different than above, address where this form should be sent when review is complete:

Name_____
Address_____
City, State, Zip _____

2. **PARENT PARCEL NUMBER(S)**

   14-050-_____-_____-_____
   14-050-_____-_____-_____
   14-050-_____-_____-_____

3. **LOCATION OF PARENT PARCEL(S), ADDRESS AND/OR DESCRIPTION**

   _____
   _____
   _____
   _____

1. **PROPOSED DIVISION(S)/PROPERTY LINE ADJUSTMENT(S)/PROPERTY COMBINATION TO INCLUDE THE FOLLOWING:**

   A. Pick one:
      i. Split _____
      ii. Property line adjustment _____
      iii. Property combination _____
   B. Number of new parcels being created_____
   C. Intended Use (residential, commercial, etc)_____
   D. The division of the parcel provides access as follows: (check one)
      a)_____Each new division has frontage or legal access to a public road
      b)_____A new public road
      c)_____A new private road
   D. Describe or attach a legal description and a survey or a drawing for each proposed parcel (including all divisions and remaining parent parcel) _____
   _____
   _____
   _____

2. **FUTURE DIVISIONS – For land divisions only**

   Splits being transferred from the parent parcel to another parcel. Indicate number transferred to each proposed parcel. (Seller must notify Township

Assessor of transfer of division rights to buyer within 45 days of transaction, Form L-4260A) _____

A survey will be provided by a professional surveyor, or a map/drawing that shows current boundary lines of parent parcel, proposed division(s), dimensions on all lines, and existing roads and/or easements.

A. A nonrefundable fee of $250.00/split or property line adjustment.

CHECK LIST OF ITEMS TO SEND FOR APPROVAL:

Completed application
Survey of property changes with legal description(s)
Certification from County Treasurer that all taxes are paid
$250.00 non-refundable fee per transaction

AFFIDAVIT

I grant permission for municipal, county and state 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 parent parcel division. Finally, 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 PA 288 of 1967 as amended particularly by PA 591 of 1996 and PA 87 of 1997) and does not include any representations 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 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 representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owners Signature: _____Date_____

DISCLAIMER

The municipality or county and its officers and employees are not liable if a building permit is not issued.

ALL DEEDS FOR PARCELS OF UNPLATTED LAND MUST CONTAIN THE FOLLOWING STATEMENTS:

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make _____ (number) division(s) under section 108 of the Land Division Act, Act No 288 of the public Acts of 1967.

Do Not Write Below This Line

Control Number _____
Application Fee _____
Action Requested _____
Approved _____
Disapproved _____
Reasons and Conditions _____
_____
_____

Signature and Date

_____