

## INSTRUCTIONS FOR PARCEL AND/OR PLATTED LOT DIVISION

An application for parcel division shall also provide the following information as required in Ordinance 20, Section 4.

- 1) Proof of ownership interest in the land which is the subject of the proposed division, or written consent to the application, signed by the owner of such land.
- 2) A land title search, abstract of title, or other evidence of land title acceptable to the Administrator which is sufficient to establish that the parent parcel or parent tract of the land which is the subject of the proposed division was lawfully in existence on March 31, 1997.
- 3) Three copies of a tentative parcel map showing the parent parcel or parent tract which is the subject of the application, and the area, parcel lines, public utility easements, and the manner of proposed access for each resulting parcel. The tentative parcel map, including the resulting parcels, shall be accurately and clearly drawn to a scale of not less than one inch=20 feet for parent parcels or parent tracts of less than three acres in area, and to a scale of at least 1"=100 feet for parent parcels or parent tracts of three acres or more in area. A tentative parcel map shall include:
  - A. Date, north arrow, scale, and name of person or firm responsible for its preparation.
  - B. Proposed boundary lines and the dimensions of each parcel.
  - C. A drawing or description of all previous land divisions from the same parent parcel or parent tract, identifying the number, area and date of such divisions.
  - D. The location, dimensions and nature of proposed ingress to and egress from any existing public or private streets.
  - E. The location of any public or private street, driveway or utility easement to be located within any resulting parcel. Copies of the instruments describing and granting such easements shall be submitted with the application.
  - F. Any existing buildings, structures, septic systems & wells or any other existing improvements.
- 4) The application for a tract or parcel split shall show that each proposed tract or parcel meets all soil evaluation requirements of the County Health Department and show each proposed tract or parcel to have a septic tank site, two (2) drain field sites and a well site, all as approved by the County District Health Department.
- 5) Each resulting parcel which is 10 acres or less in size shall have a depth which is not more than four times the width of the parcel. If the width of the parcel is irregular, the average width of the parcel shall be calculated and used for purposes of this provision. This depth to width ratio shall not apply to the remainder of the parent parcel or parent tract retained by the applicant. The 4 to 1 ratio need not be considered or adhered to providing conditions exist limiting the petitioner meeting stated requirements. These conditions may include, but are not limited to, topographical or physical irregularities or features of the parcel or area, and compatibility with surrounding and or adjacent parcels or properties. Gerrymandering of property lines to accommodate existing structures and/or physical irregularities will be viewed with a concern of future potential septic and ground water problems, or to cause structures to be too close to one another. The petitioner shall submit, in writing, in addition to the applications, any and all reasons the 4 to 1 ratio cannot be met. The final decision will be made by the Township Board.

## Section 6: Approval of Land Divisions

### CONDITIONS OF APPROVAL

6.2: A decision approving a land division shall be effective for not more than 180 days after such approval by the Township Board, unless the following requirements are satisfied within such 180-day period.

b. Revised on Tuesday, October 9, 2001. A survey and legal descriptions or deeds describing the resulting parcel (s) shall be recorded with the County Register of Deeds and a true copy thereof, showing proof of such recording, shall be filed with the Administrator. Such survey shall comply with the minimum requirements of Public Act 132 of 1970, as amended. A copy of each deed or other instruments of conveyance shall contain the statement required by Section 109(3) of the Act concerning the right to make further divisions.

c. The property is serviced by a complete public or private road. Completion shall mean inspection and written approval and acceptance by the Gerrish Township Board for private roads, and in the case of public roads, also approved and accepted by the Roscommon County Road Commission. If the parcel is serviced by a public road, the Road Commission approval shall also included a driveway and culvert approval.

If paragraphs b and c are not satisfied, such land division approval shall, without further action on the part of the Township, be deemed revoked and of no further effect after the 180<sup>th</sup> day following such approval by the Township Board.