

BERRIEN COUNTY
Land Division/Property Line Adjustment/Combination
Application
NEW BUFFALO TOWNSHIP

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

Shalice Northrop, Assessor
17425 Red Arrow Hwy
New Buffalo, Michigan 49117
(269) 469-1011

The application process will be completed within 45 days. DO NOT schedule closings or any other related transactions until you receive the decision from the Township.

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.

1. PROPERTY OWNER INFORMATION

Name _____
Address _____
City, State, Zip _____
Phone Number _____
E-mail _____

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)

11- _____ - _____ - _____ - _____ - _____
11- _____ - _____ - _____ - _____ - _____

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

4. PROPOSED DIVISION(S)/PROPERTY LINE ADJUSTMENT(S) TO INCLUDE THE FOLLOWING:

- A. Number of new parcels being created _____
- B. Intended Use (residential, commercial, etc) _____
- C. 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)

5. 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.

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- A. A nonrefundable fee of \$200.00/split/property line adjustment and/or combination. This fee is 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 _____	Number of Splits Requested _____
Application Fee _____	Number of splits Allowed _____
Approved _____	Property Line Adjustment _____
Disapproved _____	
Reasons and Conditions _____	

Approval By:

Shalice Northrop, Assessor: _____

Estelle Brinkman, Zoning, _____

Alex Keen, Water & Sewer Superintendent: _____
