

HOLLAND CHARTER TOWNSHIP
REQUEST FOR
LAND DIVISION WITHIN A RECORDED PLAT

Complete and Return to the Assessor's Office.

Date: 9/18/2024

Name of Owner: T. Bosgraaf Homes

Name of Agent: Christopher Koster

Mailing Address: 148 S River Ave Holland, MI 49424

Phone #: 616-667-3333 Cell #: 616-970-8332

Address of Property to be divided: (36 Manely) unassigned on GIS Holland, MI 49424

Parcel Number of Parcel to be divided: 70-16-20-177-013

Describe how property is to be divided: (Attach scale drawing)

Lot to be split into 4 parcels. 65' wide and 140' long

Reason for this request: 4 new residential lots for new homes

Present use of property: NA - Wooded lot / no buildings

Proposed use of property:

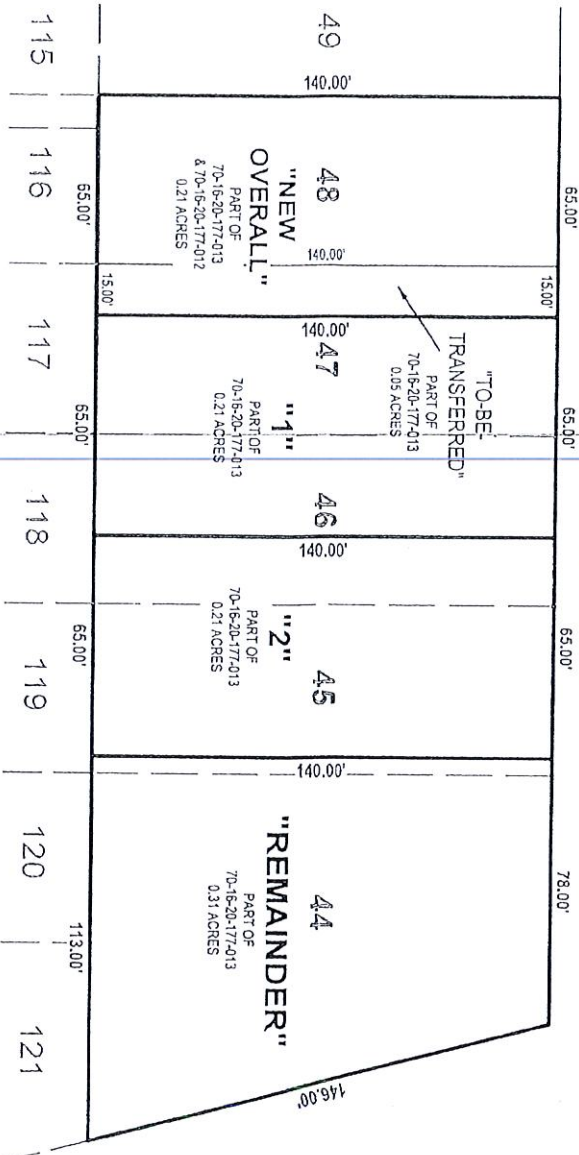
4 new residential lots to be used for new home construction

I hereby agree to pay all liens and assessments due on property. (current billing only)
Approval does not warrant location of existing utilities.


Signature of Owner or Authorized Agent

<p><i>For Office Use Only</i></p> <p>Staff Comments: _____</p> <p>_____</p> <p>Zoning: (Code <u>R-2</u>) <u>EACH RESULTING LOT COMPLIES WITH ZONING.</u></p> <p>Water/Sewer: _____</p> <p>Water: Private _____ Municipal _____ Sewer: Private _____ Municipal _____</p> <p>Request Approved _____ Denied _____ by Township Board on _____</p> <p style="text-align: right;">_____ Clerk's Signature</p>

MANLEY AVENUE



PARTIAL DESCRIPTION

Part of Lots 44, 45, 46, 47, & 48, JC Durton Addition to the City of Holland, being part of the Northwest 1/4 of Section 20, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan.

TENTATIVE PARCEL MAP

SCALE: 1" = 40'



NORTH

T. Bosgraaf/Homes LLC
 Mike Bosgraaf
 148 South River Ave, Suite 100
 Holland, MI 49423

Manley Ave

DRAWN BY: JV DATE: 06-22-2024 PRJ #: 242013347PM
 REV. BY: REV. DATE: 1 OF 1

NEDERVELD
 Surveyors
 700 Chicago St.
 Holland, MI 49423
 Phone: 616-292-2828

Holland
 Grand Rapids • Ann Arbor

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

HOLLAND CHARTER TOWNSHIP - LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to Holland Charter Township at this address: 353 North 120th Avenue, Holland, MI 49424

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment [§102(e&f)]. In the box to the left, fill in where you want the completed form sent.

Name: T Bosgraaf Homes
Address: 148 S River Ave
City, State, Zip: Holland, MI 49424

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, et seq). It does not purport, however, to meet all issues that a local unit may want to address.

1. LOCATION of Parent Parcel to be divided:
 Address: 177 Road Name: Manley Ave
 Parent Parcel Number: 70 -16 -20 -177 -013
 Current Parcel Number: 70 -16 -20 -177 -013
 Legal description of Parent Parcel: (attach extra sheets if needed)

Township, City or Village name: Holland Township

2. PROPERTY OWNER Information: (full name from deed)
 Name: T Bosgraaf Homes Phone: (616) 667- 3333
 Address: 148 Road Name: S River Ave
 City: Holland State: MI Zip Code: 49424 -

3. APPLICANT Information: (if not the PROPERTY OWNER)
 Contact Person's Name: Same
 Business Name: _____ Phone: (____) _____ -
 Address: _____ Road Name: _____
 City: _____ State: _____ Zip Code: _____ -

4. PROPOSAL: Describe the division(s) being proposed:

A. Number of New Parcels: 4

B. Intended use (residential, commercial, etc.) _____

C. The division of the parcel provides access to an existing public road by: (check one)

Each new division has frontage on an existing public road.

A new public road, proposed road name: _____
 (road name cannot duplicate an existing road name)

A new private road or easement, proposed road name: _____
 (road name cannot duplicate an existing road name)

A recorded easement (driveway)

4A Write here, or attach, a legal description of the proposed new road, easement or shared driveway (attach extra sheets if needed):
Attached

4B. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if needed):

5A. FUTURE DIVISIONS that might be allowed but not included in this application? _____

5B. The number of Future Divisions being transferred from the Parent Parcel to another parcel? 0
 Identify the other parcel: _____

Name:	Number of Divisions Allowed by Act:
Control Number:	Number of Divisions Requested:
Date:	Parcel No:

[See Section 109(2) of the Act. Make sure your deed includes both statements as required in Section 109(3) and 109(4) of the Act]. If a roadway maintenance agreement is required, provide a copy of that agreement.

6. DEVELOPMENT SITE LIMITS. Check each that represents a condition, which exists on any part of 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 Lake Michigan High-Risk Erosion setback.
- Includes a wetland.
- Includes a beach.
- Is within a flood plain.
- Includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.
- Is on muck soils or soils known to have severe limitations or on site sewage systems.
- Is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. ATTACHMENTS (all attachments must be included). Letter each attachment as shown here.

- A. 1. A survey, sealed by a professional surveyor at a scale of 1-40' (insert scale) of proposed division(s) of Parent Parcel; **OR**
2. A map/drawing drawn to scale of _____ (insert scale) of proposed division(s) of Parent Parcel and the thirty (30) day time limit is waived.

Signature: _____

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 make or none, and
- (3) the proposed division(s), and
- (4) dimensions of the proposed divisions, and
- (5) existing and proposed road/easement rights-of-way, and
- (6) easements of public utilities from each parcel to existing public utility facilities, and
- (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
- (8) any of the features checked in question number 6.

- 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 fee of \$ _____.
- G. Other (please list) _____

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

9. AFFIDAVIT and 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 the 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 purpose of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. 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, 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.

Property Owner's Signature: Christopher J. Koiter Date: 9/16/2024

DO NOT WRITE BELOW THIS LINE:

Application #: _____ Date Received: _____

Submitted By: _____

REVIEWER'S ACTION:

Number of Prior Splits: _____

Current Zoning District: _____

Date Complete (45 Days Commences): _____

DENIED: _____ Reasons (cite §): _____

APPROVED: _____ Conditions, if any: _____

Note: As provided in sub-section (2) of Section 109a the Land Division Act, Holland Charter Township is not liable for the non-issuance of a building permit for all parcels of less than one acre in size.

DIRECTOR OF PUBLIC WORKS: Jason Mybur DATE: 8-10-9-2024

COMMUNITY DEVELOPMENT: _____ DATE: _____

ASSESSOR: [Signature] DATE: 10-9-24

* water services + Sanitary laterals added at developers expense