

## Benton Township Land Division Requirements

Benton Township will not be responsible for divisions that do not meet minimum lot size requirements for building purposes and access requirements enforced by the Cheboygan County Zoning Department.

<b>Minimum Lot size:</b>	<b>Forestry Ag Zoning</b>	150 feet of road frontage and 1 acre in the site
	<b>Lake &amp; Stream</b>	100 feet of frontage and 15000 sq ft in the site
	<b>Residential</b>	75 feet of road frontage and 12000 sq ft in the site

**All new easements that access a dwelling unit must be a minimum of 30 feet in width to comply with zoning.**

Lot depth to width ratio as established by Public Act 591 "LAND DIVISION ACT" and Benton Township is a maximum of 4 feet of depth to 1 foot of width also that Benton Township Lot Division Ordinance as adopted.

### Township Guidelines Governing Acceptance of Application:

1. Complete surveyed or scaled drawing of parent parcel with divisions incorporated with all access roads included on drawing. All prior divisions if any to the parent also to be shown. All division rights deeded must be presented with the application.
  2. Location of all buildings on the property and land improvements noted on the map.
  3. Descriptions of all parcels to be divided must be included.
  4. Need proof of fee simple ownership. "Quit Claim or Warranty Deed"
  5. Need proof of taxes paid. A Land Division Tax Payment Certification Form must be obtained from County Treasurer.
- NOTICE: For Plat Subdivisions only.** Approval of the division of a lot in a recorded plat shall be contingent on a agreement in writing by the applicant that any sales contract, deed or any other document presented for recording at the office of the county register of deeds shall be accompanied by a copy of the written approval of the township board and a copy of the drawing of the lot as approved for dividing.

If all of the above requirements are not received with the land division application, the division application may be rejected.

**Be aware that all parcel land division applications submitted have 45 days to respond. Please submit in a timely fashion to allow ample time for analyzing prior to any sales.**

It is understood that the divisions proposed will be divided in the following years Assessment roll with the taxable value prorated proportionately to each description.

Principle residence owners will need to re-file their Principle Residence exemption as the current parcel number will be retired in the following year and the exemption will be discontinued.

Parent Parcel # \_\_\_\_\_

\_\_\_\_\_  
Signature of property owner

Phone # \_\_\_\_\_

\_\_\_\_\_  
Signature of property owner

**ALL PROPERTY OWNERS MUST SIGN ABOVE**