



ROYALTON TOWNSHIP

980 Miners Road
St. Joseph, MI 49085

Phone: (269) 429-2501
Fax: (269) 429-8373

APPLICATION FOR LAND/PROPERTY COMBINATION OR PROPERTY LINE ADJUSTMENT

Property Address: _____ Date: _____

Tax ID# of Parent Parcel: _____ Zoning District: _____

Number of Parcels to be Combined With Parent Parcel: _____

Tax ID# of Parcel(s) to be Combined: _____

APPLICANT

Name: _____ Address: _____

Company: _____

Phone: _____ Fax: _____

State Relationship to Property Owner (If Different): _____

OWNER

Name: _____ Address: _____

Phone: _____ Cell #: _____

ENGINEER / ARCHITECT / DESIGNER (If Applicable)

Name: _____ Address: _____

Company: _____

Phone: _____ Fax: _____

Existing Use of Property: _____ Proposed Use of New Parcel: _____

Total Area of Parent Parcel: _____ Total Area of New Parcel Proposed: _____

Will Additional Buildings be Added to Parent Parcel: _____ Public Water Available: Yes No

Type of Sewer System: Public System Individual Septic System Other _____

Development Site Limits: Waterfront Wetlands Floodplain On Muck Soils or Soils with Septic Limits

Please fill out the following table (include additional lines if necessary):

Lot #	Gross Lot Area	Lot Width	Lot Depth	Total Number of Existing Buildings	How is Lot Accessed?
Parent Parcel					
Adding Parcel 1					
Adding Parcel 2					
Adding Parcel 3					

ANY ALTERATION OF PROPERTY OBTAINING APPROVAL DOES NOT GUARANTEE THAT THE PROPERTY IS BUILDABLE WITHOUT FURTHER REVIEW AND SUBSEQUENT APPROVAL.

This application/affidavit is signed by the property owner and applicant stating:
I hereby certify the information supplied with this application is true to the best of my knowledge.

Applicant Signature

Date

Property Owner Signature

Date

-----*FOR OFFICE USE ONLY*-----

Application Number: _____

Date Received: _____

Required Fee: _____

Date Received: _____

REQUIREMENTS FOR LAND/PROPERTY COMBINATION OR PROPERTY LINE ADJUSTMENT

The following information must be provided to ensure the processing of all requests for the alteration of land. It is necessary to be aware of the zoning of the property and any impact on the proposed alteration of land including: area, frontage, size, width, and all setback requirements to new or existing lot lines or properties.

1. Completely filled out application and payment of appropriate fees.
2. Proof of ownership (tax bill, deed)
3. Existing survey of the property (the parent parcel) and legal description
4. **Signed and sealed** survey of (all) the property to be involved with the following information:
 - a. Location of **all** structures (with distances to all lot lines).
 - b. Location of any easements, natural features (roads, waterways, wetlands, etc).
 - c. Location of septic fields and wells (if applicable).
 - d. All current and proposed parcels fully dimensioned and labeled, (Parcels 1,2 or A, B).
 - e. Complete legal descriptions of all involved parcels including the creation of the proposed new parcel.
5. Copy of any proposed deed including restrictions.

AFTER APPROVAL BY THE TOWNSHIP, THE APPLICANT IS RESPONSIBLE FOR THE RECORDING OF THE LAND/PROPERTY COMBINATION OR PROPERTY LINE ADJUSTMENT AND APPROPRIATE DEEDS AND DOCUMENTS WITH THE REGISTER OF DEEDS OFFICE, BERRIEN COUNTY, MICHIGAN.

Any altered parcel, meeting the requirements of the Royalton Township Ordinances and the State of Michigan Land Division Act, does not guarantee that the parcel is buildable without further review.