

LOT DIVISION ORDINANCE
THE TOWNSHIP OF BARODA, BERRIEN COUNTY,
MICHIGAN ORDAINS:

Platted lots may be partitioned or divided upon Resolution adopted by the Township Board only into not more than four (4) parts, provided that the resulting lots or parcels or combinations of portions of two (2) or more divided lots shall not be less in width or size than the more restrictive of the Township Zoning Ordinance or the Michigan Subdivision Control act of 1967, and provided further that such resulting lots shall each have direct access to a public roadway and also to public utilities necessary or required to service such lot, and provided further, that all such resulting lots shall conform in all particulars to the requirements of the Michigan Subdivision Control Act of 1967, and all Township Ordinances or Subdivision Control Ordinances of the Township.

Application for such approval by the Township Board shall be first submitted to the Township Zoning Board. After due consideration of such application, the Township Zoning Board shall make a recommendation to the Township Board. A public hearing shall not be required, and the recommendation of the Township Zoning Board shall not be binding upon the Township Board.

Approval of the partition or division of a lot or lots as provided herein shall be contingent upon an agreement in writing by the applicant that any conveyance to which this Ordinance is applicable shall be accompanied by a certificate of the Township Clerk as required herein.

Conveyances which accomplish a partition or division of a platted lot or lots when presented to the Register of Deeds for Berrien County shall be accompanied by a certificate as a separate document, or as part of the conveyance itself by the Township Clerk that he has approved the partition or division, and the Berrien County Register of Deeds shall not record any such conveyance without having received said certificate of the Township Clerk.

Any person or persons who shall violate any of the provisions of the Ordinance shall upon conviction thereof, be punished by a fine not to exceed One Hundred Dollars (\$100.00), or by commitment to the County Jail for a period not to extend ninety(90) days or by both fine and commitment. Each and every day that such violation continues shall constitute a separate offense.

This Ordinance shall be effective, September 15, 1969.

I hereby certify that the foregoing is a true and accurate copy of an Ordinance for Baroda Township, Berrien County, Michigan, adopted on the 21st day of July, 1969.

Baroda Township Clerk

Emil H. Vitz