

- E. All parcels created and remaining have existing adequate accessibility, or an area available therefore, for public utilities and emergency and other vehicles.
- F. All parcels created shall have access to a public right-of-way by either immediately abutting said public right-of-way or through a dedicated easement for ingress & egress. (See Table 6.20 A b for requirements)

## **21.8 CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENT**

21.8.1 Any division of land in violation of any provision of this Ordinance shall not be recognized as a land division on the Township tax roll and no construction thereon which requires the prior issuance of a construction or building permit shall be allowed. The Township shall further have the authority to initiate injunctive or other relief to prevent any violation or continuance of any violation of this Ordinance.

21.8.2 An unlawful division or split shall also be voidable at the option of the purchaser and shall subject the seller to the forfeiture of all consideration received or pledged therefore, together with any damages sustained by the purchaser, recoverable in an action at law.

## **21.9 SEVERABILITY**

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

## **21.10 REPEAL**

All previous Land Division Ordinances affecting unplatted land divisions in conflict with this Ordinance are hereby repealed; however, this Ordinance shall not be construed to repeal any provision in any applicable Zoning Ordinances, Building Codes or other ordinances of the Township, which shall remain in full force and effect notwithstanding any land division approval hereunder.

## **21.11 EFFECTIVE DATE**

This ordinance shall take effect after adoption by the Township Board and 30 days after publication of the Ordinance.

Land division - Ordinance No. 87  
Adopted: 1/15/98  
Published 1/29/98