

Memo: South Haven Charter Township Board
From: Tasha Smalley, Zoning Administrator
Date: March 2026
RE: Land Division Act, amended

The Land Division Act has been amended to allow 10 divisions for the parent parcel of 10 acres. Per the Act, the municipality can amend their Land Division Ordinance to allow for more than 10 division, or keep at the 10 divisions.

Please review the attached information and decide – per a motion – if you want to allow more than 10 divisions or only allow the 10 divisions as allowed per the amended Act.

Public Act 58 of 2025, which amends Michigan's Land Division Act, was signed into law on Dec. 23, 2025. The amendments introduce changes that will allow increased land division flexibility, particularly for suburban development, and are expected to help address housing supply constraints.

Key Changes

1. Expanded Division of the First 10 Acres (Effective March 24, 2027)

Beginning on March 24, 2027, the first 10 acres of a parent parcel may be divided into 10 parcels. Under current law, the first 10 acres may only be divided into four parcels, and that limitation remains in place until the new provision becomes effective.

2. Local Ordinance Authority to Allow Additional Parcels (Effective March 24, 2026)

The Act now expressly authorizes municipalities and counties with land division approval authority to adopt ordinances permitting a parent tract to be divided into a greater number of parcels than otherwise allowed by the Act. This local-option provision takes effect on March 24, 2026, and gives communities flexibility to allow higher-density land divisions if they choose. A local government could adopt an ordinance to allow 10 resulting parcels for the first 10 acres of a parent parcel with immediate effect, instead of waiting for the Act to take effect in 2027.

Practical Impact

This amendment significantly expands development potential for qualifying parcels, particularly in suburban areas. By allowing more buildable lots to be created from existing tracts of land, the changes are expected to facilitate residential development and help address Michigan's ongoing housing shortage. Developers and landowners should also anticipate increased variation among local ordinances as municipalities consider whether to adopt expanded division standards.

Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances

[Brad Neumann](mailto:neuman36@msu.edu)<neuman36@msu.edu>, [Michigan State University Extension](#) - February 18, 2026

With the authority for local governments to allow and approve more divisions of land comes the responsibility to follow the master plan and make environmentally and financially sound infrastructure decisions.



Large lot, single-family suburban homes -- a possible outcome of changes to Michigan law. Photo via iStock.com.

Senate Bill 23 of 2025 was signed into Michigan law by the governor on December 23, 2025, and assigned Public Act 58 of 2025. The stated purpose of the legislation is to authorize counties and municipalities to increase the number of parcels allowed when a property owner wishes to create land divisions under the Land Division Act, PA 288 of 1967, as amended. Supporters of the bill state the new law will help address the affordability of new housing.

Public Act 58 of 2025 takes effect on March 24, 2026, and amends Section 108 (MCL 560.108) of the Land Division Act to:

- Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel can be divided into on and after March 24, 2027 (per new Sec. 108(2)(a)(ii)), and
- Allow a municipality to authorize the further partitioning of land into more parcels than allowed under Section 108 if the land meets standards established by the municipality (per new Sec. 108(6)).

Section 108 of the Land Division Act establishes the formula for dividing parent parcels into “child” parcels and eventually “grandchild” parcels, based on the size of the starting parcel. Among other standards, Section 108 establishes that the first 10 acres or fraction thereof of a parent parcel cannot be divided into more than four separate parcels (see Land Division Act basics for landowners). Under the new law, the first 10 acres of a parent parcel or fraction thereof can be divided into 10 separate parcels at most. This increase in division rights by PA 58 begins one year after the effective date of the act – that being March 24, 2027.

Additionally, the new law allows a municipality or county that has authority to approve land divisions under Section 109 (MCL 560.109) to authorize by ordinance the further partitioning of a parcel into a greater number of parcels than otherwise authorized by Section 108. Put differently, a local government can adopt an ordinance as soon as the effective date of the amendment (March 24, 2026) to allow 10 or even more resulting parcels for the first 10 acres of a parent parcel.

With the potential for such a significant increase in the creation of new parcels for development, all municipalities, and the few counties having authority to approve land divisions, should review their land division ordinance immediately. Minimally, by March 24, 2027, local governments will need to modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.

Local governments will also want to carefully consider whether to allow more parcels to be created under the new law or to retain the current system of tracking and approving division and redivision of the parent parcel over time. While the new law has the potential to create more parcels available for sale for new housing, it also has the potential to result in low-density development inconsistent with Smart Growth principles.

In addition to reviewing the land division ordinance, local officials will want to review their community master plan and zoning ordinance. Carefully consider the master plan and where it envisions additional development or increased density. The entire jurisdiction need not be “open” to the added density authorized under PA 58. Then consider current and possible future zoning districts tied to those envisioned growth areas. Inventory the location and extent of available and planned water, sewer, transportation, and other infrastructure. The reason to consider these other factors relating to development is that the zoning ordinance will limit where additional parcels (additional density) will be permitted and where they will not.

The Land Division Act states in Section 109(6): “Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.” That means if a local government amends the land division ordinance to authorize the additional density of the new Section 108(6), the minimum parcel size of each zoning district will control where that density can be realized. In a rural zoning district with a minimum parcel size of 10 or 20 acres, the added density under the new Section 108(6) is not likely to realize many additional parcels as compared to before Public Act 58 of 2025 (and dependent on the size of the starting parcel). In a zoning district with a smaller minimum parcel size, such as one acre or less, the added density under the new Section 108(6) is more likely to be realized.

A closely related consideration is the existing and planned provision of water and sewer service. This is a concern because the likelihood that the land can handle an onsite well and septic system on each resulting parcel decreases as the minimum parcel size decreases. Of course, there is great variation in ground water access and soil type from one area of the state (or county) to another, and local health department sanitary codes generally govern the siting and construction of wells and septic systems.

Considering growth and preservation goals of the local government, the added density envisioned by PA 58 of 2025 is not likely appropriate in a rural area of the community without water or sewer and where a relatively large minimum parcel size does little to reduce the cost of land for new housing.

Another consideration is access to new parcels, if not fronting on an existing public street or road. Communities will want to review or consider standards and policies related to private road construction and ongoing maintenance. Many new parcels all on a shared private driveway will soon present maintenance challenges if not addressed in a long-term private road maintenance agreement.

Learn more

[Michigan State University Extension](#) is presenting a webinar on the PA 58 amendments to the Land Division Act on March 24, 2026, from 10:30-11:30 a.m. (Eastern Time). The webinar will provide an overview of the statutory changes, specific considerations and next steps for local officials to consider, and time for questions

and answers among participants. Online registration is required by March 23, 2026. As always, local governments are encouraged to work with an experienced municipal attorney before adopting any land division ordinance or zoning ordinance amendment.

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Michigan Land Division Act Amended to Allow a Greater Number of Divisions

On December 23, 2025, Governor Whitmer signed Senate Bill 23 of 2025 into law, which adopts amendments to the Michigan Land Division Act (the "LDA"). The amendments to the LDA are reflected in Public Act 58 of 2025 ("Act 58"). Previously, we discussed proposed changes to the LDA under House Bill 4081 and the potential impact on local governments in our [September newsletter](#). Act 58, as adopted, appears to be virtually identical to House Bill 4081. This article discusses the changes to the LDA under Act 58 and when those changes take effect.

The number of divisions (also commonly referred to as "splits") that are allowed for a single "parent parcel" (a parcel that was lawfully in existence as of March 31, 1997) are limited by Section 108 of the LDA. Section 108 provides the formula to determine how many resulting parcels may be created out of the parent parcel, which depends on the size of the parent parcel and other factors. Act 58 will increase the maximum number of resulting parcels that may be created for the first 10 acres of the parent parcel. Currently, the maximum number of resulting parcels for the first 10 acres of a parent parcel is 4 parcels. Under Act 58, the number of resulting parcels for the first 10 acres of a parent parcel will be increased to 10 parcels. The increase will not take effect until one year after the effective date of Act 58, on March 24, 2027.

Act 58 also created a new Section 108(6) of the LDA, which takes effect on March 24, 2026. Section 108(6) allows local governments that are authorized to approve or disapprove property divisions under the LDA to adopt an ordinance to allow a greater number of divisions than are otherwise allowed under Section 108 of the LDA. For example, a local government could adopt an ordinance to allow 10 resulting parcels for the first 10 acres of a parent parcel now, instead of waiting for the increase in Section 108 of the LDA to take effect next December. A local government could also increase the number of divisions allowed after the first 10 acres of a parent parcel.

We can help your local government to prepare and adopt the necessary amendments to its local land division ordinance, to reflect the new formula that is required under Section 108 of the LDA, before March 24, 2027. We can also provide guidance if your local government is considering adopting an ordinance to allow a greater number of divisions for parcels than is allowed under Section 108 of the LDA. The increased amount of divisions that makes sense may depend on the minimum lot width and minimum lot area requirements of the applicable zoning ordinance, as each resulting parcel must still comply with those requirements under Section 109 of the LDA. Changes to other ordinances may also be necessary to lessen potential impacts on public facilities, such as public water or sewer supply systems, or to address the increased risk of stormwater drainage issues.

If you have any questions about Act 58 or would like assistance with preparing land division ordinance amendments, please contact a lawyer in our Local Government Practice Group.

SOUTH HAVEN CHARTER TOWNSHIP LAND DIVISION ORDINANCE

ORDINANCE NO. 49

EFFECTIVE: IMMEDIATELY UPON PUBLICATION AFTER ADOPTION

An ordinance to regulate partitioning or division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith.

SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY
ORDAINS
SECTION 1
TITLE

This ordinance shall be known and cited as the South Haven Charter Township Land Division Ordinance

SECTION 11
PURPOSE

The purpose of this ordinance is to carry out provisions of the State Land Division Act (1967PA 288, as amended, parts of which were formerly known as the Subdivision Control Act), to prevent the creation of parcels of property which do not comply with applicable ordinances and said Act, to minimize potential boundary disputes, to maintain orderly development of the community, and otherwise provide for the health, safety and welfare of the residents and property owners of the municipality by establishing reasonable standards for prior review and approval of land divisions within the Township.

SECTION 111
DEFINITIONS

For purposes of this ordinance certain terms and words used herein shall have the following meaning:

- A. "Act" The State Land Division Act
- B. "Applicant" a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.
- C. "Divided" or "Division" the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors or assigns, for the purpose of sale or lease of more than one year, or of building development that results in one or more parcels of less than 40 acres or the equivalent, and that satisfies the requirements of Sections 108 and 109 of the State Land Division Act.
- D. "Exempt split" or "exempt division" the partitioning or splitting of a parcel or tract of land by the proprietor thereof, or by his or her heirs, executors, administrators, legal representatives, successors or assigns, that does not result in one or more parcels of less than 40 acres or the equivalent. Exempt splits are not subject to approval under this ordinance so long as the resulting parcels are accessible, as defined in the Act.
- E. "Forty acres or the equivalent" - either 40 acres, a quarter-quarter section containing not less than 30 acres, or a government lot containing not less than 30 acres.
- F. "Governing body" The South Haven Charter Township Board

SECTION IV
PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS

Land in the Township shall not be divided without the prior review and approval of the Township Board, or other officials designated by the governing body, in accordance with this ordinance and State Land Division Act. However, the following shall not be subject to this requirement:

A. Subdivision of a parcel or tract of land that is not exempted from platting by Sections 108 and 109 of the State Land Division Act, which shall be platted as required by the Act.

B. A lot in a recorded plat proposed to be divided in accordance with the State Land Division Act.

C. An exempt split as defined in this Ordinance

SECTION V

APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all of the following with the official designated by the governing body for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:

A. A completed application form on such form as may be provided by the Township.

B. Proof of fee ownership of the land proposed to be divided.

C. Proof that all standards of the State Land Division Act and this Ordinance have been met,

D. The history and specifications of the land proposed to be divided sufficient to establish that land to be divided may be divided as proposed in compliance with the State Land Division Act.

E. If transfer of the right to make divisions exempt from platting is proposed, detailed information about the terms and availability of the proposed division rights transfer.

F. Unless a division creates a parcel which is acknowledged and declared to be "not buildable" under Section VIII of this Ordinance, all divisions shall result in "buildable" parcels containing sufficient "buildable" area outside of unbuildable wetlands, flood plains and other areas where buildings are prohibited therefrom, and with sufficient area to comply with all required setback provisions, minimum floor areas, off-street parking spaces, on-site sewage disposal and water well locations (where public water and sewer service is not available), required road frontage, and maximum allowed area coverage of buildings and structures on the site.

G. The fee as may from time to time be established by resolution of the governing body of the Township for land division reviews pursuant to this ordinance to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

SECTION VI

PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL

A. The Township Board or other designee shall approve, approve with reasonable conditions to assure compliance with applicable ordinances and the protection of public health, safety and general welfare or disapprove the land division applied for within 30 days after receipt of the application package conforming to this Ordinance's requirements and shall promptly notify the applicant of the decision and the reasons for any denial. If the application package does not conform to this Ordinance's requirements and the State Land Division Act, the Township Board or other designee shall deny approval and shall return the same to the applicant for completion and re-filing in accordance with this Ordinance and the State Land Division Act.

B. Any person or entity aggrieved by the decision of the designee may, within 30 days of said decision, appeal the decision to the Township Board which shall consider and resolve such appeal by a majority vote of said Board at its next regular meeting or session affording sufficient time for a 20 day written notice to the applicant (and appellant where other than the applicant) of the time and date of said meeting and appellate hearing.

- C. A decision approving a land division is effective for 90 days, after which it shall be considered revoked unless within such period a document is recorded with the County Register of Deeds office and filed with the Township Clerk or other designated official accomplishing the approved land division or transfer.
- D. The Township assessor or other designee shall maintain an official record of all approved and accomplished land divisions or transfers.

SECTION VII

STANDARDS FOR APPROVAL OF LAND DIVISIONS

A proposed land division shall be approved if the following criteria are met.

- A. All the parcels to be created by the proposed land division(s) fully comply with the applicable lot (parcel), yard, frontage and area requirements of the South Haven Township Zoning Ordinance, including but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) coverage and minimum set-backs for existing buildings and structures.
- B. The proposed land division(s) comply with all requirements of the State Land Division Act and this Ordinance.
- C. All parcels created and remaining have existing adequate accessibility or an area available therefor, to a public road for public utilities and emergency and other vehicles not less than the requirements of the South Haven Charter Township Zoning Ordinance and this Ordinance. In determining adequacy of accessibility, any ordinance standards applicable to plats shall also apply as a minimum standard whenever a parcel or tract is proposed to be divided to create 4 or more parcels.
- D. The ratio of depth to width of any parcel created by the division does not exceed a four to one ratio exclusive of access roads, easements, or non-buildable parcels created under Section VIII of this Ordinance and parcels added to contiguous parcels that result in all involved parcels complying with said ratio.

The permissible depth of a parcel created by a land division shall be measured within the boundaries of each parcel from the abutting road right of way to the most remote boundary line point of the parcel from the point of commencement of the measurement.

The permissible minimum width shall be as defined in the South Haven Charter Township Zoning Ordinance.

SECTION VIII

ALLOWANCE FOR APPROVAL OF OTHER LAND DIVISIONS

Notwithstanding the provisions of Section VII of this ordinance, a division which creates a parcel which satisfies all of the requirements of Section VII except that it does not satisfy one or more of the standards of Subsection A of Section VII, shall be approved on the condition that the applicant must file a document with the Register of Deeds before the approval becomes effective, clearly identifying the parcel as "not buildable" and "not a development site."

SECTION IX

CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENT

Any parcel created in noncompliance with this ordinance shall not be eligible for any building permits, or zoning approvals, such as conditional land use approval or site plan approval, and shall not be recognized as a separate parcel on the assessment roll.

SECTION X

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.

SECTION XI
REPEAL

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, except that this Ordinance shall not be construed to repeal any provision in the South Haven Charter Township Zoning Ordinance or the Building Code.

SECTION XII
EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption and publication.

SOUTH HAVEN CHARTER TOWNSHIP

Eleanor Zacsek
Township Clerk

Ordinance #49 Received: May 14, 1997
First Publication: MAY 23, 1997
Ordinance Adopted: Junell, 1997
Second Publication: JUNE 13, 1997

No approving authority or agency having the power to approve or reject plats shall condition approval upon compliance with, or base a rejection upon, any requirement other than those included in section 105.

History: 1967, Act 288, Eff. Jan. 1, 1968

Popular Name: Plat Act

Popular Name: Subdivision Control

560.107 Preliminary plat; submission, discretion.

Sec. 107.

(1) Nothing contained in this act shall prohibit a proprietor from submitting a prepreliminary plat to a governing body for the proprietors information and review.

(2) Nothing contained in this act shall allow a municipality, county, or state agency to require an approval of a preliminary plat or plan other than those provided for in sections 112 to 120.

History: Add. 1969, Act 308, Imd. Eff. Aug. 14, 1969

Popular Name: Plat Act

Popular Name: Subdivision Control

***** 560.108 THIS SECTION IS AMENDED EFFECTIVE MARCH 24, 2026: See 560.108.amended *****

560.108 Parent parcel or parent tract; number of parcels resulting from division; limitations; requirements.

Sec. 108.

(1) A division is not subject to the platting requirements of this act.

(2) Subject to subsection (3), the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:

(a) For the first 10 acres or fraction thereof in the parent parcel or parent tract, 4 parcels.

(b) For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels.

(c) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.

(3) For a parent parcel or parent tract of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted by subsection (2) if 1 or both of the following apply:

(a) Because of the establishment of 1 or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsection (2) or this subsection are created or required.

(b) One of the resulting parcels under subsection (2) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.

(4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.

(5) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of this act if all of the following requirements are met:

(a) Not less than 10 years have elapsed since the parcel or tract was recorded.

(b) The partitioning or splitting results in not more than the following number of parcels, whichever is less:

(i) Two parcels for the first 10 acres or fraction thereof in the parcel or tract plus 1 additional parcel for each whole 10 acres in excess of the first 10 acres in the parcel or tract.

(ii) Seven parcels or 10 parcels if one of the resulting parcels under this subsection comprises not less than 60% of the area of the parcel or tract being partitioned or split.

(c) The partitioning or splitting satisfies the requirements of section 109.

(6) A parcel or tract created under the provisions of subsection (5) may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of subsection (5).

History: Add. 1996, Act 591, Eff. Mar. 31, 1997

Popular Name: Plat Act

Popular Name: Subdivision Control

***** 560.108.amended THIS AMENDED SECTION IS EFFECTIVE MARCH 24, 2026

560.108.amended Parent parcel or parent tract; number of parcels resulting from division; limitations; requirements.

Sec. 108.

(1) A division is not subject to the platting requirements of this act.

(2) Subject to subsection (3), the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:

(a) For the first 10 acres or fraction thereof in the parent parcel or parent tract, the following number of parcels:

(i) Beginning on the effective date of the amendatory act that added subsection (6), until 1 year after that date, and subject to subsection (6), 4 parcels.

(ii) Beginning 1 year after the effective date of the amendatory act that added subsection (6), 10 parcels.

(b) For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels.

(c) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.

(3) For a parent parcel or parent tract of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted by subsection (2) if 1 or both of the following apply:

(a) Because of the establishment of 1 or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsection (2) or this subsection are created or required.

(b) One of the resulting parcels under subsection (2) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.

(4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.

(5) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of this act if all of the following requirements are met:

(a) Not less than 10 years have elapsed since the parcel or tract was recorded.

(b) The partitioning or splitting results in not more than the following number of parcels, whichever is less:

(i) Two parcels for the first 10 acres or fraction thereof in the parcel or tract plus 1 additional parcel for each whole 10 acres in excess of the first 10 acres in the parcel or tract.

(ii) Seven parcels or 10 parcels if one of the resulting parcels under this subsection comprises not less than 60% of the area of the parcel or tract being partitioned or split.

(c) The partitioning or splitting satisfies the requirements of section 109.

(6) Beginning on the effective date of the amendatory act that added this subsection, a parcel or tract may be partitioned or split at any time into a greater number of parcels or tracts than otherwise authorized by this section if the partitioning or splitting is authorized by and complies with standards set forth in an ordinance of the municipality or county having authority to approve or disapprove a division under section 109(1).

(7) A parcel or tract created under the provisions of subsection (5) or of an ordinance described in subsection (6) may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of subsection (5) or of an ordinance described in subsection (6).

History: Add. 1996, Act 591, Eff. Mar. 31, 1997 ;-- Am. 2025, Act 58, Eff. Mar. 24, 2026

Popular Name: Plat Act

Popular Name: Subdivision Control

560.109 Approval or disapproval of proposed division; requirements; exemption from platting requirements; notice of transfer; form; sale of unplatted land; statement contained in deed; ordinance; approval not determination of compliance; effect of failure to comply.

Sec. 109.

(1) A municipality shall approve or disapprove a proposed division within 45 days after the filing of a complete application for the proposed division with the assessor or other municipally designated official. However, a municipality with a population of 2,500 or less may enter into an agreement with a county to transfer to the county authority to approve or disapprove a division. An application is complete if it contains information necessary to ascertain whether the requirements of section 108 and this section are met. The assessor or other municipally designated official, or the county official, having authority to approve or disapprove a proposed division, shall provide the person who filed the application written notice whether the application is approved or disapproved and, if disapproved, all the reasons for disapproval. A complete application for a proposed division shall be approved if, in addition to the requirements of section 108, all of the following requirements are met:

(a) Each resulting parcel has an adequate and accurate legal description and is included in a tentative parcel map showing area, parcel lines, public utility easements, accessibility, and