

Newark Township
Parcel Division Application

Please complete the following form and return to Newark Township, 2452 W. Johnson Rd Ithaca MI 48847. If you have any questions call: 989-330-2755 or email: bjroslund@gmail.com Newark Township suggests a Survey of the property being selected for Division, by a Professional Survey Company complete with Legal Description of each Parcel.

There is a \$50.00 fee that must be submitted with the Parcel Division Application(this cost is for the Newark Township Assessor as they prepare the new Parcel Numbers and land descriptions) Please make your checks out to Newark Township. Newark Township is zoned through Gratiot County and they also give their approval on all Land Divisions for the cost of \$30.00

Approval of a division of land is required before it is sold, when a New Parcel is More than 2 (Two) and is less than 40 (Forty) acres and just a property line adjustment. (Sect 102 E & F) PA 23 of 2019 Requires Certification from the County Treasurer that all Property taxes are Paid. Please obtain this Certification from the Gratiot County Treasurer Prior to submitting this request. The Cost of this Certificate is \$5.00

Gratiot County Treasurer Office: (989) 875-5220

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560 et. seq.) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

Total Cost of Land Division is \$85.00

1. Location of parent parcel address: _____

Parent parcel identification number: _____

Parent parcel legal description (Describe or Attach)_____

2. Property Owner Information:

Name: _____

Address: _____

Phone: () _____ Zip Code: _____

3. Proposed Division(s) to include the following:

A. Number of Acres in Parent Parcel: _____

- B. Number of new Parcels: _____
- C. Intended use (residential, commercial, etc.) _____
- D. Each proposed parcel if 10 acres or less, has a depth to width ration of 4 to 1 or _____ to _____ as provided by ordinance.
- E. Each parcel has a width of _____ (Not less than required by ordinance)
- F. Each parcel has an area of _____ (Not less than required by ordinance).

G. The division of each parcel provides access as follows: (check one)

- a. _____ Each new division has 200 ft. of frontage on an existing public road.
Road name _____.
- b. _____ A new public road, proposed road name: _____.
- c. _____ A new private road, proposed road name: _____.

H. Attach a legal description of proposed new road, easement or shared driveway.

I. Attach a legal description for each proposed new parcel.

- i. **Future divisions** being transferred from the parent parcel to another parcel. Indicate number transferred _____ (See section 109 (2) of the Statute.) Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.

5. **Development site limits** (Check each with represents a condition which exists on the parent parcel)

- _____ Waterfront property (river, lake, pond, etc.)
- _____ Is within a flood plain
- _____ Includes wet lands
- _____ Includes a beach
- _____ Is on muck or soils known to have severe limitations for on site sewage system

6. **Attachments:** All the following attachments **MUST** be included. Letter each attachment as shown:

- A. A scale drawing (survey) that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
1. Current boundaries (As of March 31, 1997)
 2. All previous divisions made after March 31, 1997 (indicate when made or none)
 3. The proposed division(s)
 4. Dimensions of the proposed divisions
 5. Existing and proposed road/easement right-of-way(s)
 6. Easements for public utilities from each parcel that is a development side to existing public utility facilities
 7. Any existing improvements (buildings, wells, septic system, driveways, etc)
 8. Any of the features checked in question number 5.

B. If the splits will necessarily involve construction of a private road or drive for ingress and egress:

1. Indication of approval or permit from the Gratiot County Road Commission that proposed easement to provide vehicular access to an existing road or street and meets applicable location standards, and further that said road or drive to be constructed will comport with current Gratiot County Road Commission guidelines for road construction.

2. A document acceptable to the Township which shall be recorded with the County Register of Deeds Office and filed with the assessor, or designee, specifying the method or private financing of all maintenance, improvements, and snow removal, the apportionment of these costs among those benefited, and the right of the Township to assess such costs against those properties benefited, plus a 25% administrative fee, and to perform such improvements in the event of a failure of those benefited to privately perform these duties for the health, safety and general welfare of the area.

C. A copy of any reserved division rights (sec. 109 (4) of the act) in the parent parcel.

7. **Improvements:** Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none:)

8. Describe or attach a legal description for each new Parcel: _____

9. **Affidavit** and permission for municipal and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not to be true, this application, and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act

(formerly the subdivision control act P.A. 288 of 1967, as amended particularly by P.A. 591 of 1996 and P.A. 87 of 1997 MCL 560.101 et. seq.) and does not include any representation or conveyance of rights in any other statute, build code, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved, I understand local ordinances and State Acts change from time to time, and if changed, the division made here must comply with the new requirements (apply of division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature _____

Date: _____

Approval Date: _____

Signature of Township Supervisor _____