

Norway Township

## LAND DIVISION APPLICATION

N1732 Mission St.  
Vulcan, MI 49892  
906-563-9100  
[norwaytwpmi.com](http://norwaytwpmi.com)

### (Parcel Reconfiguration Application)

You **MUST** answer all questions and include all attachments, or application will be returned to you. Mail completed application and \$250.00 NON-REFUNDABLE fee to Norway

Township. Incomplete applications will not be processed.

Approval of a division of land (parent parcel), a combination, or boundary adjustment is required **before** land is sold.

This form is designed to comply with Sec. 108, 109, 109a, 109b 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, MCL 560.101 *et.sq.*) December 31, 2012

Name
Address
City, State, Zip
Phone

#### 1. LOCATION of parent parcel(s) to be split or combined:

Full Address: \_\_\_\_\_

Parent parcel number: 22-004-\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Parent parcel number: 22-004-\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Legal description of Parent Parcel(s) (attach extra sheets if needed):

\_\_\_\_\_

\_\_\_\_\_

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#### 2. PROPERTY OWNER information: (if different from above)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

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#### 3. PROPOSAL: Describe the division(s) being proposed:

Number of new Parcels to be created \_\_\_\_\_

Intended use (residential, commercial, etc.) \_\_\_\_\_

The division of the parcel provides access to an existing public road by: (check one)

\_\_\_\_\_ Each new division has frontage on an existing public road.

\_\_\_\_\_ A new public road, proposed road name: \_\_\_\_\_  
(Road name cannot duplicate an existing road name)

\_\_\_\_\_ A new private road, proposed road name: \_\_\_\_\_  
(Road name cannot duplicate an existing road name)

\_\_\_\_\_ A recorded easement (driveway). (cannot service more than two potential sites)

Write here, or attach, a legal description of the proposed new road, easement or shared driveway (attach extra sheets)

Write here, or attach, a legal description for each proposed new parcel (attach extra sheets, if needed)

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4A. **FUTURE DIVISIONS** that may be allowed but not included in this application: \_\_\_\_\_

4B. Did the parent parcel have any unallocated divisions under the Land Division Act? \_\_\_\_\_

4C. Were any unallocated division transferred to the newly created parcel(s)? \_\_\_\_\_

4D. If so, how many ("zero", "all", or specific number)? \_\_\_\_\_

Identify the other parcel(s) future divisions are transferred to: \_\_\_\_\_

(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Statute.)

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**5. DEVELOPMENT SITE LIMITS** Check each that represents a condition which exists on the parent parcel.  
Any part of the parcel:

\_\_\_\_\_ is riparian or littoral (it is a river or lake front parcel).

\_\_\_\_\_ includes a wetland.

\_\_\_\_\_ includes a beach.

\_\_\_\_\_ is within a flood plain.

\_\_\_\_\_ includes slopes more than twenty-five percent (a 1:4 pitch or 14 deg angle) or steeper.

\_\_\_\_\_ is on muck soils or soils known to have severe limitations for onsite sewage systems.

\_\_\_\_\_ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

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**6. ATTACHMENTS** (all attachment MUST be included). Letter each attachment as shown here.

\_\_\_\_\_ **A. Map, drawn to scale, of \_\_\_\_\_ (insert scale), of the proposed division(s)**  
**or** \_\_\_\_\_ **the parent parcel showing:**

(1) boundaries as of March 31, 1997, and

(2) all previous divisions made after March 31, 1997 (indicate when made or none), and

(3) the proposed division(s), and

(4) dimensions of the proposed divisions, and

(5) existing and proposed road/easement rights-of-way, and

(6) easements for public utilities from each parcel to existing public utility facilities, and

(7) any existing improvements (buildings, wells, septic system, driveways, etc.), and

(8) any of the features checked in question number 6.

(9) any cemetery which is adjacent to or may have had access through this parcel.

\_\_\_\_\_ **B. A copy of the proposed deed(s) which contains the following statement:** "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may

generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

\_\_\_\_\_ **C. A copy of the proposed deed(s) which includes a statement which substantially reads:** "The grantor grants to the grantee the right to make \_\_\_\_\_ (a specific number) of division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967" or the right to make further divisions stays with the

parent parcel.

- \_\_\_\_\_ **D. A copy of the proposed deed(s) for any parcel that is 20, or more, acres in size and which is not accessible includes a statement which reads: “This parcel is not accessible as defined in the Land Division Act, 1967 PA 288, M.C.L. 560.101 to 560.293.”**
- \_\_\_\_\_ **E. Indication of approval, or permit from the County Road Commission or MDOT for each proposed new road, easement or shared driveway.**
- \_\_\_\_\_ **F. A fee of \$250.00 payable in cash in person or by check made payable to Norway Township**
- \_\_\_\_\_ **G. Other:** \_\_\_\_\_

**IMPROVEMENTS** Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel, or indicate none is land is vacant.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. AFFIDAVIT and permission for township, county and state officials to enter the property for inspections:**

I agree the statements above are true, and if found not to be true, this application and any approval will be void. Further, I agree with the conditions and regulations provided with this parent parcel division, combination, or boundary adjustment. Further, I agree to give permission for officials of the township, the County, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct. Finally, I understand this is only a parcel division which conveys only certain rights under a municipal land division ordinance, and the Michigan Land Division Act (formerly the Subdivision Control Act, P. A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 *et seq.*) is not a representation or determination the resulting parcels comply with other ordinances or regulations and does not include any representation of conveyance of rights in any other statute, building code, zoning ordinances, deed restriction or other property rights.)

Further, I understand the municipality granting approval of this division in less than 1 acre in size is not liable if a building permit is not issued for the parcel due to non-approvable on-site water or on-site sewage disposal. Checking with the local Health Department for septic and water is the landowner’s responsibility.

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

I also agree the Property Taxes have been current and are paid in full as of this date.

Property Owner’s Signature \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner’s Signature \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY:**

Reviewer’ Action TOTAL PAID \$ \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ Approved: Conditions, if any: \_\_\_\_\_

\_\_\_\_\_ Denied: Reason(s): \_\_\_\_\_

Signature of Approving Official \_\_\_\_\_

