

Parcel Division Application- Turner Township

Return completed application to:

Turner Township Assessor

211 Bright Angel Drive

Prudenville, MI 48651

turnerassessor@yahoo.com

989-942-4877

Please note that all questions and attachments must be completed. Incomplete applications will not be processed and will be returned.

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment. {See Michigan Land Division Act (formerly the subdivision control act, PA.288 of 1967), as amended (particularly by PA 591 of 1996), MCL 560.101 et.seq.}.

State law, as of 2020, requires that a tax certification, for all parcels involved in the land division, be obtained from the County Treasurer and filed with this application.

This form is designed to comply with land division ordinances and 109 of the Michigan Land Division Act (formerly the subdivision control act, PA.288 of 1967, as amended (particularly by PA 591 of 1996), MCL 560.101 et.seq.

1. PROPERTY OWNER INFORMATION

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

2. APPLICANT INFORMATION

(if not the property owner attach a Letter of Authorization, Power of Attorney form, or other documentation of authorization.)

☐ Applicant is property owner.

Name: _____

Relationship to owner: _____

Address: _____

Phone Number: _____

Email Address: _____

3. PROPERTY TO BE SPLIT INFORMATION

A. Parent Parcel Number: **011-**_____

B. Write or attach the legal description of parent parcel:

C. Number of New Parcels: _____

D. Intended use (Residential, Commercial, Agricultural, etc.) _____

E. The Division of the parcel will provide access to an existing public road by:

_____ Each new division has frontage on an existing public road.

_____ A new public road, proposed road name: _____

_____ A new private road, proposed road name: _____

_____ A recorded easement (Driveway)

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

4. DIVISIONS

_____ Number of divisions available with/without bonuses.

_____ Number of previously used divisions.

_____ Number of Divisions used at this time.

_____ Number of Future Divisions.

(section 109(2) of the Land Division Act. Make sure your deed includes both statements as required in section 190(3) and 109(4) of the Act.

5. DEVELOPMENT SITE

_____ The parcel is riparian or littoral (it is a river or lake front parcel)

_____ Any part of the parcel includes a wetland.

_____ Any part of the parcel is within a flood plain.

_____ Any part of the parcel includes slopes more than 25% (a 1:4 pitch or 14' angle) or more

6. ATTACHMENTS (All attachments must be included)

A. Map, drawn to scale, of the proposed divisions of the parent parcel showing.

i. Current boundaries (as of March 31, 1997)

ii. All divisions made after March 31, 1997

iii. The proposed divisions

iv. Dimensions of the proposed divisions

v. Existing and proposed road/easement right of ways

vi. Easements for public utilities from each parcel to existing facilities

vii. Any existing improvements (buildings, wells, septic systems, driveways ect)

viii. Any of the features checked in question 5

B. Indication of approval, or permit from Arenac County Road Commission, MDOT, or respective road administrator, for each proposed new road, easement or shared driveway.

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

D. A fee of \$150.00 must accompany this application; an additional fee of \$50.00 will apply per each additional new parcel above 2 parcels. Property line adjustments are no charge. Example: 2 new parcels= \$150 3 new parcels= \$200 4 new parcels \$250

PAYABLE TO: TURNER TOWNSHIP

E. Proof from the County Treasurer that all, due and payable, taxes or installments of special assessments pertaining to the land proposed to be divided are paid in full.

F. Other: _____

7. IMPROVEMENTS (Describe any existing improvements (buildings, well, septic, shed ect) which will be located on the new parcels.

8. AFFIDAVIT

I agree the statements made above are true, and if found not to be true this application and any approval will be void.

Owner Signature: _____ Date: _____

Applicant Signature (if different than owner) _____ Date: _____

From date of which application is received, Assessor will notify owner/applicant within 45 days.

DO NOT WRITE BELOW THIS LINE:

Township Assessor's Recommendation (Section 109):

_____ APPROVAL: Conditions (if any)

Under the condition that divisions are recorded with the Arenac County Register of Deeds within 90 days.

_____ DENIAL: Reasons

ASSESSOR SIGNATURE _____ Date: _____

For office use only.

Check Number: _____ Amount Paid: _____

Date decision was mailed or emailed to owner/applicant: _____