

File #: _____

Date Submitted: _____

**CHARTER TOWNSHIP OF LYON
APPLICATION FOR COMBINING PARCELS**

NOTICE TO APPLICANT: Applications for combining parcels are reviewed in accordance with the Ordinance to Regulate Division of Land. Applications must be accompanied by the information required by Section 4.02 of the Ordinance. Completed applications, along with the required fees, should be submitted to Lyon Township, 58000 Grand River Avenue, New Hudson, Michigan, 48165. Phone number: 248-437-2240. Fax number: 248-437-2336.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request approval of this proposal to combine the parcels described in this application and provide the following information to assist in the review:

Applicant: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Property Owner(s) (if different from Applicant): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Applicant's Legal Interest in Parcels: _____

LOCATION OF PARCELS:

Street Addresses: _____

Sidwell Numbers: _____

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

Additionally, I hereby authorize the employees and representatives of Lyon Township to enter upon and conduct an inspection and investigation of the above-referenced property.

Signature of Applicant

Date

Applicant Name (Print)

Signature of Applicant

Date

Applicant Name (Print)

Signature of Property Owner Authorizing this Application

Date

Property Owner Name (Print)

TO BE COMPLETED BY THE TOWNSHIP	Case #: _____
Date Submitted: _____	Fee Paid: _____
Received By: _____	

INFORMATION REQUIRED WITH APPLICATIONS TO COMBINE PARCELS (per Section 4.02 of the Land Division Ordinance)

1. **Drawing.** Except for large acreage parcels (equal to or greater than forty (40) acres) that can be adequately described in reference to section or quarter section lines, three copies of a drawing shall be submitted, which may be an informal scale drawing (such as a tentative parcel map referred to in Section 109(1)(a) of Public Act 288 of 1967, as amended), which shall include all information listed below. A tentative decision may be made based on this informal scale drawing, with final approval withheld until receipt of a formal drawing prepared by a professional land surveyor registered in the state of Michigan. The final drawing shall be prepared according to the guidelines specified in Section 3 of Michigan Public Act 132 of 1970, as amended, showing the parcels that would result from the requested division of land, provided that the parcels are drawn as large as possible within the 8-1/2 by 14 inch format required by Act 132 and provide all of the following information:
 - a. Dimensions of all existing and proposed parcels.
 - b. All structures on and within fifty (50) feet of the proposed parcels.
 - c. Location of all existing and proposed public and private easements and rights-of-way
 - d. Location of minimum setbacks on each proposed parcel, in accordance with the current Township Zoning Ordinance.
 - e. Location of surface water, lakes, ponds, streams, and wetlands. The initial investigation shall locate wetlands identified on the National Wetlands Inventory maps, prepared by the U.S. Department of Interior and available from the Michigan Department of Natural Resources. After subsequent investigation and on-site review, the Township Supervisor or other reviewing body may require more detailed wetlands information, if deemed necessary to make a decision regarding the proposed division of land.
 - f. The means of access from each resulting parcel to an existing road or street.
2. **Legal Description of Existing Parcel(s).** A legal description of existing parcels of land involved in the proposed parcel combination.
3. **Legal Description of Proposed Parcels.** Legal descriptions of all parcels that would result from the requested parcel combination. The legal descriptions shall be in a form sufficient for recording with the Oakland County Register of Deeds and shall indicate the acreage of all parcels.
4. **Deed Restrictions.** Copies of existing or proposed deed restrictions related to the proposed parcels.
5. **Parcel History.** Sufficient information about previous land division or lot combination activity involving the property.
6. **Act 116 Land.** If any portion of the land is subject to a farmland development rights agreement pursuant to Michigan Public Act 116 of 1974, as amended, the Farmland and Open Space Preservation Act, then a copy of the agreement shall be provided to the Township for review.

7. **Transfer of Division Rights.** If a transfer of division rights is proposed in the land transfer, then information about the terms and availability of the proposed division rights transfer shall be submitted. Such information shall be in a form that satisfies the written notice requirements specified in Section 109(2) of Michigan Public Act 288 of 1967, as amended.
8. **Proof of Ownership.** Proof of fee ownership of the land involved in the parcel combination request.