

**TITLE COMMITMENT LEGAL DESCRIPTION**  
(DESCRIBES CONDITIONALLY RE-ZONED PORTION OF THE SITE)

**PARCEL 4:**  
Lots 1 through 8 inclusive, in block 8, range 5, of the ORIGINAL PLAT OF THE VILLAGE OF PINKNEY as recorded in Liber 2 of deeds, page 64, Livingston County Records.

**PARCEL 5:**  
Beginning at the NW corner of Lot 4, block 8, range 5, of the ORIGINAL PLAT OF THE VILLAGE OF PINKNEY as recorded in Liber 2 of deeds, page 64, Livingston County Records; thence north to the right-of-way of the Michigan Airline Railroad; thence easterly along the right-of-way of said railroad 284 feet; thence south to the NE corner of Lot 1, block 8, range 5, of the said plat; thence west 264 feet to the place of beginning.

**PARCEL 6:**  
All that portion of Mill Street which lies between Lot 1, block 8, range 5, and Lot 4, block 8, range 6, of the ORIGINAL PLAT OF THE VILLAGE OF PINKNEY, as recorded in Liber 2 of deeds, page 64, Livingston County Records.

**PARCEL 7:**  
Beginning at the NE corner of Lot 1, block 8, range 5, of the ORIGINAL PLAT OF THE VILLAGE OF PINKNEY as recorded in Liber 2 of deeds, page 64, Livingston County Records; thence easterly to the NW corner of Lot 4, block 8, range 6 of the said plat; thence northerly to the right-of-way line of the Grand Trunk Railroad; thence westerly 66 feet along said right-of-way to a point directly north of the point of beginning; thence southerly to the point of beginning.

**PARCEL 8:**  
The southwesterly 1/2 of that part of vacated Mill Street lying between Lot 8, block 8, range 5, and Lot 5, block 8, range 6, of the ORIGINAL PLAT OF THE VILLAGE OF PINKNEY as recorded in Liber 2 of deeds, page 64, Livingston County Records.

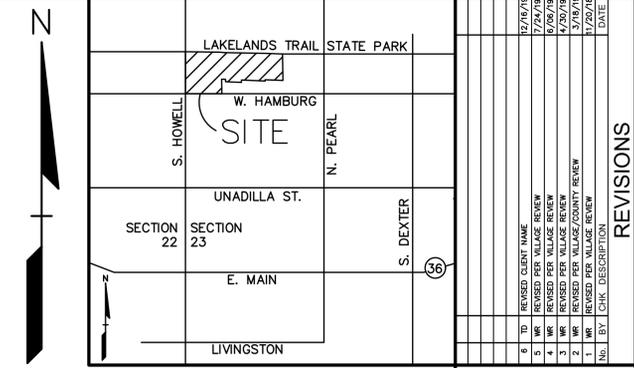
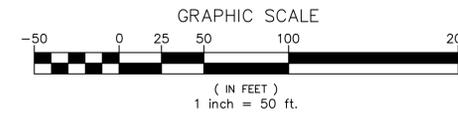
**LAND AREA**  
The subject property has atotal combined area of 113,653 Square Feet (2.61 Acres), more or less.

Parcel 4 has an area of 70,427 Square Feet (1.62 Acres), more or less.  
Parcel 5 has an area of 24,019 Square Feet (0.55 Acres), more or less.  
Parcel 6 has an area of 8,704 Square Feet (0.20 Acres), more or less.  
Parcel 7 has an area of 6,151 Square Feet (0.14 Acres), more or less.  
Parcel 8 has an area of 4,352 Square Feet (0.10 Acres), more or less.

**BASIS OF BEARING**  
Bearings are based on the description found in Exhibit "A" of the Commitment for Title Insurance issued by LandAmerica Lawyers Title dated October 28, 2005, and revised March 9, 2006, as Commitment No. 066161235, using a bearing of North 00°37'49" West for the East line of Lot 3 of Block 8, Range 7 of the Plat of the City of Pinkney.

**SOILS CLASSIFICATION:**  
PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR LIVINGSTON COUNTY, SITE SOILS CONSIST OF:  
FoA FOX SANDY LOAM, 0 TO 2 PERCENT SLOPES

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X' (UNSHADED), AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26093C04300, DATED SEPTEMBER 17, 2008.



REVISIONS

NO.	DATE	DESCRIPTION
1	7/20/16	REVISED PER VILLAGE REVIEW
2	7/20/16	REVISED PER VILLAGE REVIEW
3	7/20/16	REVISED PER VILLAGE REVIEW
4	7/20/16	REVISED PER VILLAGE REVIEW
5	7/20/16	REVISED PER VILLAGE REVIEW
6	7/20/16	REVISED PER VILLAGE REVIEW
7	7/20/16	REVISED PER VILLAGE REVIEW
8	7/20/16	REVISED PER VILLAGE REVIEW
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99	7/20/16	REVISED PER VILLAGE REVIEW
100	7/20/16	REVISED PER VILLAGE REVIEW



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING AND HOLDING DESIGN PROFESSIONAL LIABILITY INSURANCE FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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BTC 475 PINKNEY LLC 183 E. HAMBURG STREET PINKNEY, MI 48168	DES. WR	DN. IB	SUR. XXX	P.M. JEC
<b>AREA WIDE PLAN</b> <b>KRIL SPORTS COMPLEX</b> PART OF THE NW 1/4 OF SECTION 23, T. 1 N., R. 4 E. VILLAGE OF PINKNEY, LIVINGSTON COUNTY, MICHIGAN				
ORIGINAL ISSUE DATE: AUGUST 16, 2018				
PEA JOB NO. 2018-042				
SCALE: 1" = 50'				
DRAWING NUMBER: <b>C-1.1</b>				

REFER TO SHEET C-7.0 FOR FURTHER INFORMATION ON SEWER AND WATER LEADS  
REFER TO SHEET C-4.0 FOR PARCELS NUMBERS OF NEIGHBORING PROERTY OWNERS  
REFER TO SHEETS C-2.0 AND C-2.1 FOR EXISTING CONTOUR INFORMATION

XREF: S:\PROJECTS\2018\2018042\DWG\TOPBASE-18042.DWG  
XREF: S:\PROJECTS\2018\2018042\DWG\SITE\_PLANS\1-BASE\_SP\_2018-042.DWG  
XREF: S:\PROJECTS\2018\2018042\DWG\SITE\_PLANS\1-TBLK\_SP\_2018-042.DWG

