

VILLAGE OF
PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

APPLICATION FOR LAND DIVISION

PAID
9/15/25

Owner: Josh Moran →
Address: 10148 Ashton St Pinckney MI
Phone: 734-545-4727
Email: Josh.moran@yahoo.com

Applicant: Kenneth Mason
Address: 10170 Ashton St
Phone: _____
Email: _____
Interest in property: ☒ Owner ☐ Other
Explain Interest: _____

Parent Parcel Address: 10170 Ashton Tax Code: 4714-26-103-052

Lot: 52 Subdivision: Portage Dells Zoning: R2

Size of Parcel: 18,877 sqft or .43 acres

Submission requirements:

- ☒ Proof of Ownership
- ☐ Statement of any deed restrictions and/or covenants that run with the land
- ☐ History of previous land divisions/combinations
- ☐ Proof that all taxes which are due and payable and all special assessments outstanding have been paid in full
- ☒ Survey map of the land proposed to be divided, prepared by a registered land surveyor or civil engineer licensed by the State of Michigan, which shows the dimensions and legal descriptions of the existing parcels or tracts, the location of all existing or proposed structures and other land improvements, the location of any existing easements and the accessibility of the parcels for vehicular traffic and utilities from the existing public roads.
- ☒ New Parcel Map drawn to scale is required. The new parcel map shall be prepared by a registered land surveyor or civil engineer licensed by the State of Michigan and shall include the following requirements:
 - a) Dated, north arrow, scale, and name of the individual or firm responsible for the completion of the tentative new parcel map;
 - b) Proposed lot lines and their dimensions;
 - c) Location and nature of proposed ingress and egress locations to any existing public streets;
 - d) The location of any public or private street, driveway, or any easements located or to be located within any proposed lot or parcel. Copies of the instruments describing and granting such easements shall be submitted with the application;
 - e) General topographical features including contour intervals no greater than ten feet and including a delineation of any wetland or floodplain areas;
 - f) The location of any existing buildings, structures, public or private streets, and driveways within 50 feet of all proposed property lines; and

The applicant agrees that the statements made in this document are true, and if found not to be true, the application and any approval will be void. Further, the applicant agrees to comply with the conditions and regulations provided under the State Land Division Act and the Village of Pinckney Land Division Ordinance.

I further understand that the approval of the land division is not a determination that the resulting parcels comply with the Village of Pinckney Zoning Ordinance or general ordinances and that the resulting parcels must comply with the Village of Pinckney Zoning Ordinance and all applicable general ordinances before any land use permit, special use permit or other permits will be issued by the Village to utilize said property.

Signature of Applicant: [Signature] Date 9/15/25



VILLAGE OF
PINCKNEY

APPLICATION FOR LAND DIVISION

Parent Parcel Address/Parcel ID 4714-26-103-052 / 4714-26-103-053

FOR OFFICE USE ONLY

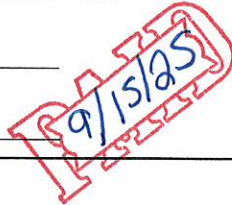
Resulting Parcels:

Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____

Date of Submittal: 9-15-2025

Fee Paid: 500.00

Escrow Paid: \$1000



Escrow Amount Refunded: _____

Date Refunded: _____

Planning Commission Action:
(minutes shall be attached)

Recommend Approval: _____

Recommend Denial: _____

Reason for denial: _____

Village Council Action:
(minutes shall be attached)

Approved: _____

Denied: _____

Reason for denial: _____

PROPOSED LOT RECONFIGURATION AREA TO BE ADDED

GENERAL SURVEY NOTES:

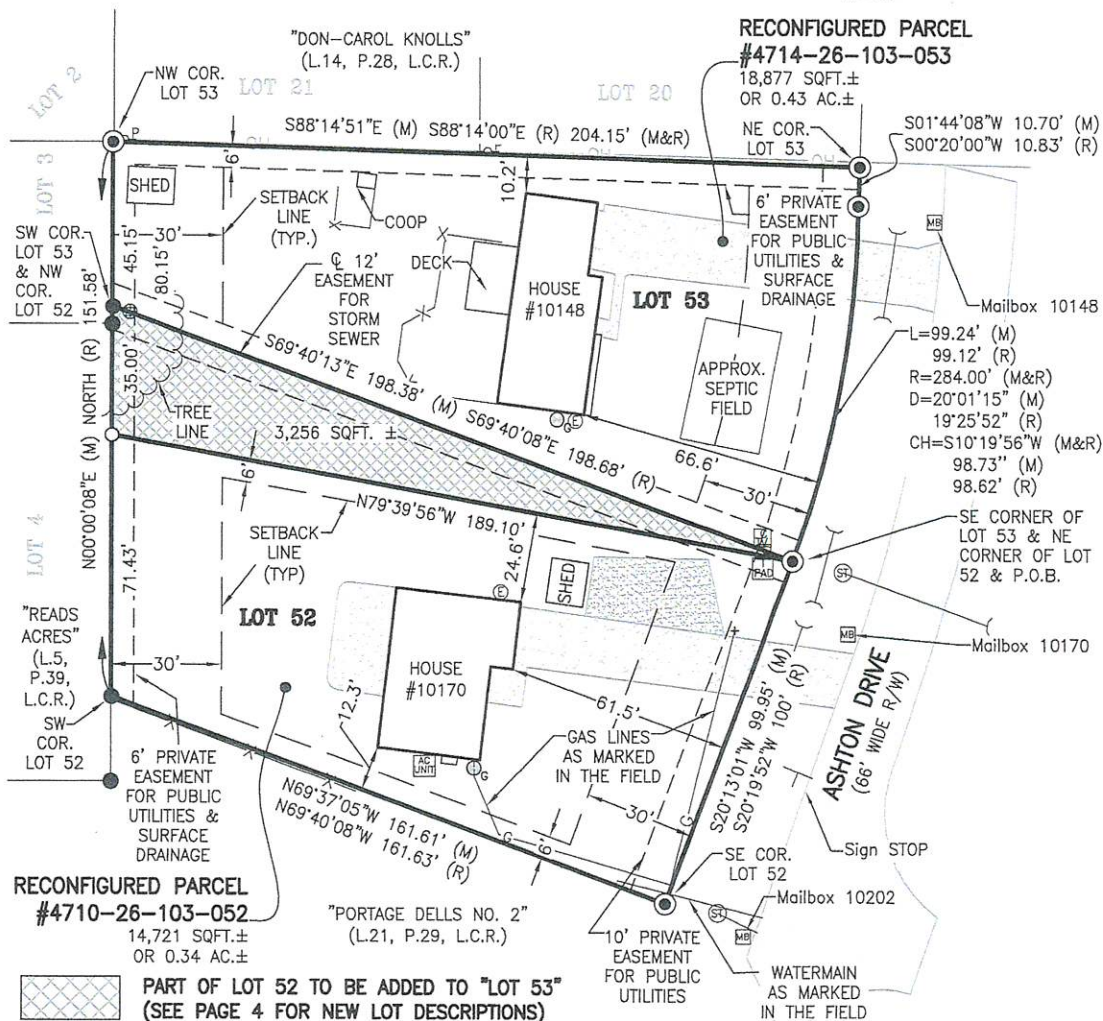
1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "PORTAGE DELLS NO. 2", AS RECORDED IN LIBER 21 OF PLATS, PAGE 29, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

LEGEND

CURRENT ZONING: R2 (MEDIUM DENSITY RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
 FRONT = 30 FEET
 SIDES = 6 FEET
 REAR = 30 FEET
 MINIMUM LOT AREA = 12,000 SQ.FT.±
 MINIMUM LOT WIDTH = 66 FT
 MAXIMUM LOT COVERAGE = 30%
 MAXIMUM BUILDING HT. = 35 FT

POWER POLE
 TRANSFORMER PAD
 ELECTRICAL METER
 AIR CONDITIONING UNIT
 WATER MANHOLE
 STORM MANHOLE
 BEEHIVE CB
 12" CMP
 CORRUGATED METAL PIPE
 GAS METER

CABLE TV RISER
 MAILBOX
 SIGN
 STORM SEWER
 GAS MAIN
 ELECTRIC
 TELEPHONE RISER
 ASPHALT
 CONCRETE
 GRAVEL



DESCRIPTION
 LOTS 52 & 53 OF "PORTAGE DELLS NO. 2", AS RECORDED IN LIBER 21 OF PLATS, PAGE 29, LIVINGSTON COUNTY RECORDS, BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, T1N-R4E, VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670



CLIENT: POWERS CONSTRUCTION, LLC.	40 0 20 40 SCALE: 1 INCH = 40 FEET	LEGEND ○ = IRON SET ● = IRON FOUND ⊙ = MONUMENT FOUND - - - = FENCE (R) = RECORDED (M) = MEASURED
JOB NO. 25-217-1	DATE 9-10-25	
SHEET 2 OF 4	FB 642 CREW CZ/PB DR. CAE CHKD.	

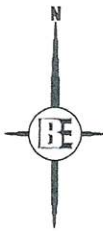
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PROPOSED LOT RECONFIGURATION

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "PORTAGE DELLS NO. 2", AS RECORDED IN LIBER 21 OF PLATS, PAGE 29, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
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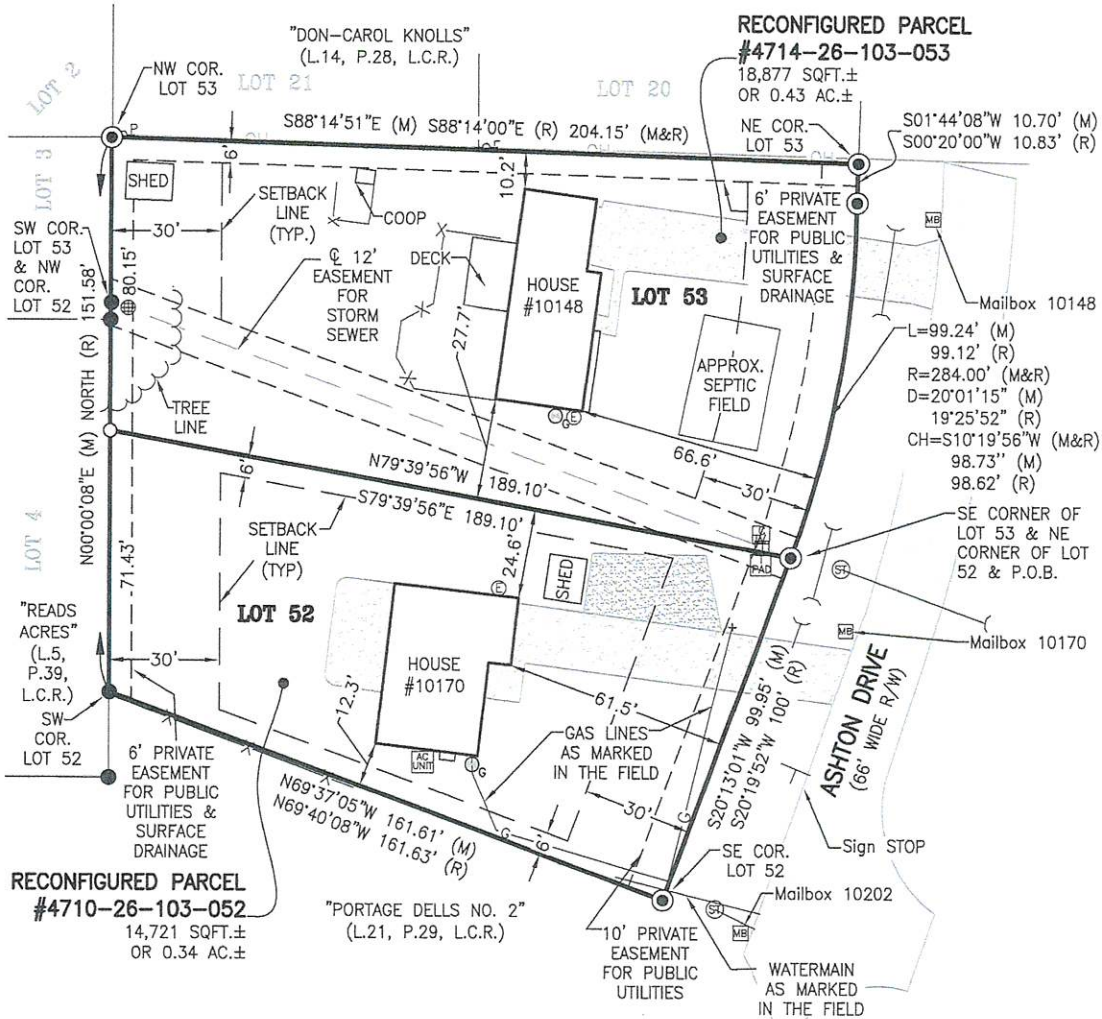
LEGEND



CURRENT ZONING: R2 (MEDIUM DENSITY RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 30 FEET
SIDES = 6 FEET
REAR = 30 FEET
MINIMUM LOT AREA = 12,000 SQ.FT.±
MINIMUM LOT WIDTH = 66 FT
MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HT. = 35 FT

- P POWER POLE
- P.P. TRANSFORMER PAD
- ⊙ E ELECTRICAL METER
- ⊙ A.C. AIR CONDITIONING UNIT
- ⊙ W.W. WATER MANHOLE
- ⊙ S.S. STORM MANHOLE
- ⊙ B.C. BEEHIVE CB
- ⊙ 12" CMP 12" CMP
- ⊙ C.M.P. CORRUGATED METAL PIPE
- ⊙ G.M. GAS METER

- ⊙ C.T.V. CABLE TV RISER
- ⊙ M.B. MAILBOX
- ⊙ S SIGN
- S.T. — STORM SEWER
- G — GAS MAIN
- E — ELECTRIC
- ⊙ T.T. TELEPHONE RISER
- ASPHALT
- CONCRETE
- GRAVEL

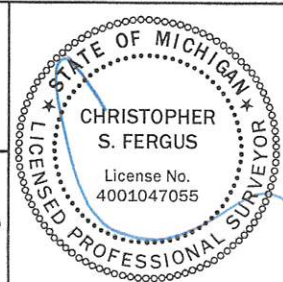


DESCRIPTION

LOTS 52 & 53 OF "PORTAGE DELLS NO. 2", AS RECORDED IN LIBER 21 OF PLATS, PAGE 29, LIVINGSTON COUNTY RECORDS, BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, T1N-R4E, VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

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517.546.4836 FAX 517.548.1670



CLIENT: POWERS CONSTRUCTION, LLC.

40 0 20 40
SCALE: 1 INCH = 40 FEET

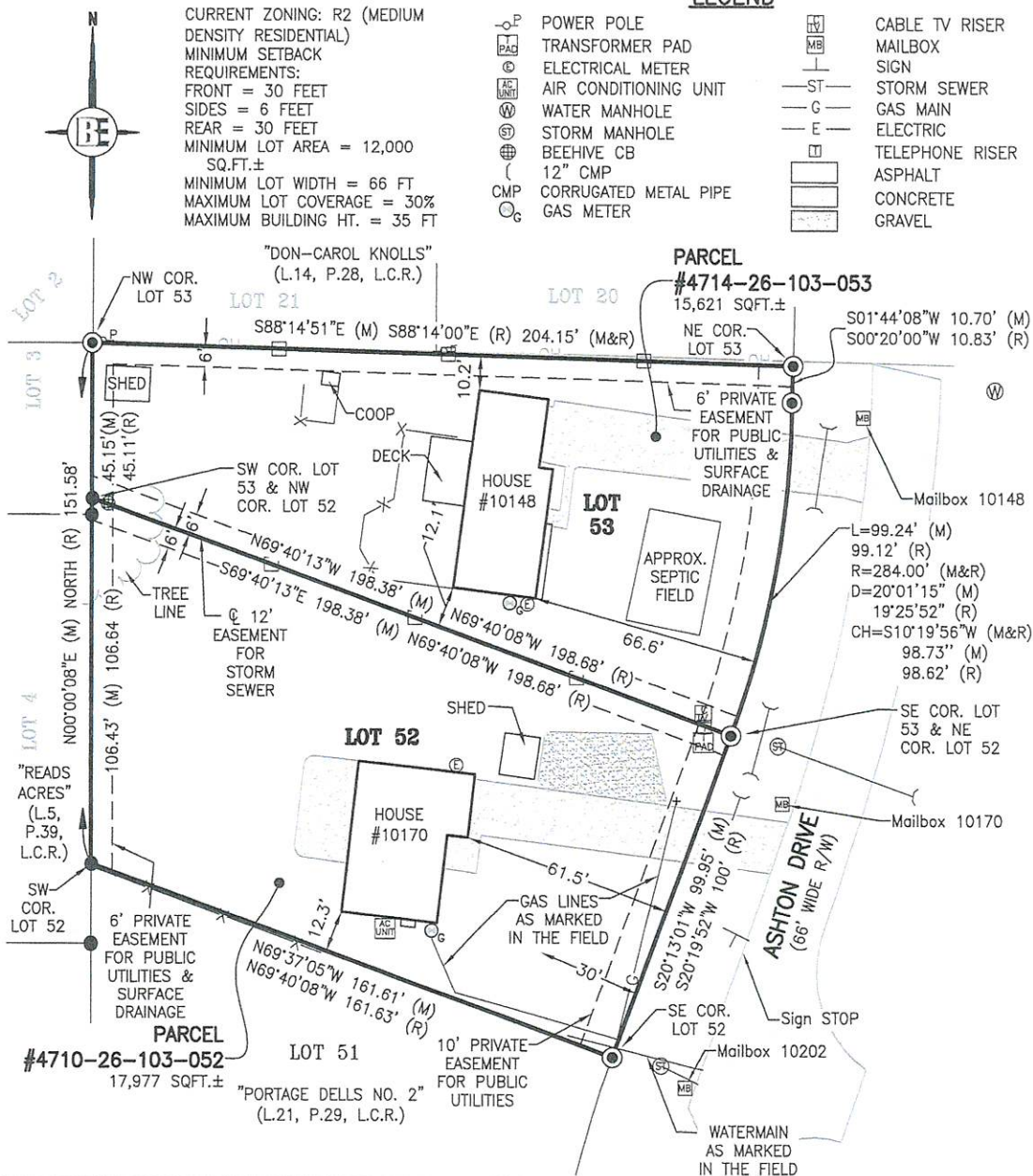
- LEGEND
- = IRON SET
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 - (R) = RECORDED
 - (M) = MEASURED

JOB NO. 25-217-1 DATE 9-10-25
SHEET 3 OF 4 FB 642 CREW CZ/PB DR. CAE CHKD.

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GENERAL SURVEY NOTES:

- ### LEGEND



DESCRIPTION
LOTS 52 & 53 OF "PORTAGE DELLS NO. 2", AS
RECORDED IN LIBER 21 OF PLATS, PAGE 29,
LIVINGSTON COUNTY RECORDS, BEING PART OF THE
NORTHWEST 1/4 OF SECTION 26, T1N-R4E, VILLAGE
OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

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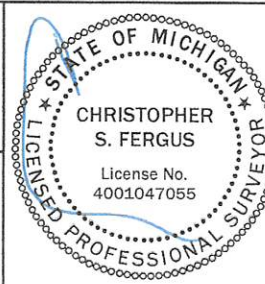
JOB NO. 25-217-1

SHEET 1 OF 4

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LEGEND

- = IRON SET
- = IRON FOUND
- ⊙ = MONUMENT FOUND
- * = FENCE
- (R) = RECORDED
- (M) = MEASURED



EXISTING PARCEL #4714-26-103-052 PER LIVINGSTON COUNTY TAS ROLL:
SEC 26 T1N R4E VILLAGE OF PINCKNEY, PORTAGE DELLS NO. 2, LOT 52

EXISTING PARCEL #4714-26-103-053 PER LIVINGSTON COUNTY TAS ROLL:
SEC 26 T1N R4E VILLAGE OF PINCKNEY, PORTAGE DELLS NO. 2, LOT 53

PART OF LOT 52 TO BE ADDED TO LOT 53:

Part of Lot 52 of "PORTAGE DELLS NO. 2", as recorded in Liber 21 of plats, Page 29, Livingston County Records, being part of the Northwest 1/4 of Section 26, T1N-R4E, Village of Pinckney, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Northeast corner of Lot 52, also being the Southeast corner of Lot 53; thence N 79°39'56" W, 189.10 feet; thence along the West line of Lot 52, N 00°00'08" E (recorded as North), 35.00 feet, to the Northwest corner of Lot 52; thence along the common line between Lots 52 and 53, also being the centerline of a 12 foot wide private easement for storm sewer, as platted and recorded in Liber 21 of plats, Page 29, Livingston County Records, S 69°40'13" E, 198.38 feet (recorded as S 69°40'08" E, 198.68 feet), to the POINT OF BEGINNING, containing 3,256 square feet or 0.07 acres, more or less, and subject to any easements or restrictions of record.

DESCRIPTIONS OF PROPOSED RECONFIGURED PARCELS:

RECONFIGURED PARCEL #4714-26-103-052:

Part of Lot 52 of "PORTAGE DELLS NO. 2", as recorded in Liber 21 of plats, Page 29, Livingston County Records, being part of the Northwest 1/4 of Section 26, T1N-R4E, Village of Pinckney, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Northeast corner of Lot 52, also being the Southeast corner of Lot 53; thence along the East line of Lot 52, also being the West line of Ashton Drive (66' wide), S 20°13'01" W, 99.95 feet (recorded as S 20°19'52" W, 100 feet), to the Southeast corner of Lot 52; thence along the South line of Lot 2, N 69°37'05" W, 161.61 feet (recorded as N 69°40'08" W, 161.63 feet), to the Southwest corner of Lot 52; thence along the West line of Lot 52, N 00°00'08" W (recorded as North), 71.43 feet; thence S 79°39'56" E, 189.10 feet, to the POINT OF BEGINNING, containing 14,721 square feet or 0.34 acres, more or less, and including the use of Ashton Drive. Also subject to any other easements or restrictions of record.

RECONFIGURED PARCEL #4714-26-103-053:

Part of Lot 52 of "PORTAGE DELLS NO. 2", as recorded in Liber 21 of plats, Page 29, Livingston County Records, being part of the Northwest 1/4 of Section 26, T1N-R4E, Village of Pinckney, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Northeast corner of Lot 52, also being the Southeast corner of Lot 53; thence N 79°39'56" W, 189.10 feet; thence along the West line of Lot 52, N 00°00'08" E (recorded as North), 80.15 feet, to the Northwest corner of Lot 53; thence along the North line of Lot 53, S 88°14'51" E (recorded as S 88°14'00" E), 204.15 feet, to the Northeast corner of Lot 53; thence along the East line of Lot 53, also being the West line of Ashton Drive (66' wide), the following two (2) courses: 1) S 01°44'08" W, 10.70 feet (recorded as S 00°20'00" W, 10.83 feet); 2) Southerly along an arc right, having a length of 99.24 feet (recorded as 99.12 feet), a radius of 284.00 feet, a central angle of 20°01'15" (recorded as 19°25'52"), and a long chord which bears S 10°19'56" W, 98.73 feet (recorded as 98.62 feet), to the POINT OF BEGINNING, containing 18,877 square feet or 0.43 acres, more or less, and including the use of Ashton Drive. Also subject to any other easements or restrictions of record.

Bearings were established from the plat of "PORTAGE DELLS NO. 2", according to the Plat thereof, as recorded in Liber 21 of Plats, Page 29, Livingston County Records.

REFERENCES:

1. Plat of "PORTAGE DELLS NO. 2", according to the Plat thereof, as recorded in Liber 21 of Plats, Page 29, Livingston County Records.
2. Plat of "READS ACRES", according to the Plat thereof, as recorded in Liber 5 of Plats, Page 39, Livingston County Records.
3. Plat of "DON-CAROL KNOLLS", according to the Plat thereof, as recorded in Liber 14 of Plats, Page 28, Livingston County Records.

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September 10, 2025

Job Number: 25-217-1
Sheet: 4 of 4

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Engineers • Surveyors • Planners • Landscape Architects
3121 E. GRAND RIVER
HOWELL, MICHIGAN
517-546-4836
www.bossgen.com



CHRISTOPHER S. FERGUS, P.S.

Livingston County, Michigan Property Search

Property Summary

Our records are updated May, August and January, each year. If you feel any of this information is incorrect, please contact the local unit of government.

Parcel Identification

Parcel Number: 4714-26-103-053
Property Address: 10148 ASHTON
Property Status: ACTIVE
Government Unit: 4714 - PUTNAM TOWNSHIP
Taxing Unit: 4720 - VILLAGE OF PINCKNEY
Classification: 401 - RESIDENTIAL
School District: 47080 - PINCKNEY
GIS Calculated Acres: 0.36
Active Date: NOT AVAILABLE
Most Current Liber/Page: [Sales History](#)

Owner Identification 4714-26-103-053

Owner Name 1: MORAN, JOSHUA & ASHLEY
Owner Name 2:
Mailing Address: 10148 ASHTON
Mailing City, State, Zip: PINCKNEY, MI, 48169

Tax Payer Identification 4714-26-103-053

Tax Payer Name 1: Tax Payer information same as owner
Tax Payer Name 2:
Mailing Address:
Mailing City, State, Zip: ,
Last Update From Local Unit: 12/18/2015

Assessed Values 4714-26-103-053

Assessed values, taxable values and Principal Residence Exemption (PRE)/Qualified Agriculture (QA) status displayed on Livingston Live are compiled from the local city and township assessors and include order changes (MTT, Board of Review etc.) received from the local unit. More recent changes should be verified with appropriate local assessors.

Year	State Equalized Value	Taxable Value	PRE/QA Exemption Status
2025	140,445	100,825	100%
2024	140,342	97,794	100%
2023	131,756	93,138	100%

Tax Description 4714-26-103-053

SEC 26 T1N R4E VILLAGE OF PINCKNEY, PORTAGE DELLS NO. 2, LOT 53

Sales History

The sales listed below are sales contained in the county assessment database compiled for use in County Equalization studies. This list does not include all documents recorded with the [Register of Deeds](#). For a complete history of recorded documents on this parcel, go to [Register of Deeds](#), where you may purchase copies of deeds and any other recorded documents on record for this parcel number.

	Document Types
WD	Warranty Deed
QC	Quit Claim Deed
XE	Easement
LC	Land Contract
TD	Treasurer's Deed
SD	Sheriff's Deed

Parcel Identification						
Parcel Number:	4714-26-103-053					
Property Address:	10148 ASHTON					
Sale Date	Liber/Page	Type	Seller (Grantor)	Buyer (Grantee)	Sales Price	Multiple Parcel Sale
05/27/2011	2011R-017623	WD	FANNIE MAE	CISLO, DAVID		
12/10/2015	2015R-038871	WD	CISLO, DAVID	MORAN, JOSHUA & ASHLEY		

Split History

This Parcel History report contains property splits back to 2004. Please see Tax Description for other available Split History.

Disclaimer/Statement

Parcel Identification		
Parcel Number:	4714-26-103-053	
Property Address:	10148 ASHTON	
Split Date	Parcel Number	Parent / Child

Livingston County, Michigan Property Search

Property Summary

Our records are updated May, August and January, each year. If you feel any of this information is incorrect, please contact the local unit of government.

Parcel Identification	
Parcel Number:	4714-26-103-052
Property Address:	10170 ASHTON
Property Status:	ACTIVE
Government Unit:	4714 - PUTNAM TOWNSHIP
Taxing Unit:	4720 - VILLAGE OF PINCKNEY
Classification:	401 - RESIDENTIAL
School District:	47080 - PINCKNEY
GIS Calculated Acres:	0.41
Active Date:	NOT AVAILABLE
Most Current Liber/Page:	<u>Sales History</u>

Owner Identification 4714-26-103-052	
Owner Name 1:	MASON, KENNETH
Owner Name 2:	
Mailing Address:	10170 ASHTON
Mailing City, State, Zip:	PINCKNEY, MI, 48169

Tax Payer Identification 4714-26-103-052	
Tax Payer Name 1:	Tax Payer information same as owner
Tax Payer Name 2:	
Mailing Address:	
Mailing City, State, Zip:	,
Last Update From Local Unit:	06/27/2014

Assessed Values 4714-26-103-052			
Assessed values, taxable values and Principal Residence Exemption (PRE)/Qualified Agriculture (QA) status displayed on Livingston Live are compiled from the local city and township assessors and include order changes (MTT, Board of Review etc.) received from the local unit. More recent changes should be verified with <u>appropriate local assessors</u> .			
Year	State Equalized Value	Taxable Value	PRE/QA Exemption Status
2025	183,070	106,967	100%
2024	185,733	103,751	100%
2023	174,131	98,811	100%

Tax Description 4714-26-103-052	
SEC 26 T1N R4E VILLAGE OF PINCKNEY, PORTAGE DELLS NO. 2, LOT 52	

Sales History

The sales listed below are sales contained in the county assessment database compiled for use in County Equalization studies. This list does not include all documents recorded with the [Register of Deeds](#). For a complete history of recorded documents on this parcel, go to [Register of Deeds](#), where you may purchase copies of deeds and any other recorded documents on record for this parcel number.

	Document Types
WD	Warranty Deed
QC	Quit Claim Deed
XE	Easement
LC	Land Contract
TD	Treasurer's Deed
SD	Sheriff's Deed

Parcel Identification						
Parcel Number:	4714-26-103-052					
Property Address:	10170 ASHTON					
Sale Date	Liber/Page	Type	Seller (Grantor)	Buyer (Grantee)	Sales Price	Multiple Parcel Sale
06/25/2014	2014R-020350	WD	HARRIS, STEVEN & ANGELA	MASON, KENNETH		

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Disclaimer/Statement

Parcel Identification		
Parcel Number:	4714-26-103-052	
Property Address:	10170 ASHTON	
Split Date	Parcel Number	Parent / Child