



VILLAGE OF PINCKNEY

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

APPLICATION FOR LAND DIVISION

Owner: HWPOET LLC
Address: _____
Phone: 517 202 1034
Email: ChrisBonk@B5Contractor.com

Applicant: HWPOET LLC Chris Bonk
Address: 5755 Long Pointe Drive, Howell MI 48843
Phone: 517 202 1034
Email: ChrisBonk@B5Contractor.com
Interest in property: ☒ Owner ☐ Other
Explain Interest: _____

Parent Parcel Address: 4714-23-301-010 Tax Code: _____

Lot: _____ Subdivision: _____ Zoning: _____

Size of Parcel: .79 AC

Submission requirements:

- ☒ Proof of Ownership
- NA ☐ Statement of any deed restrictions and/or covenants that run with the land
- NA ☐ 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: _____ Date: 1/9/2016



VILLAGE OF
PINCKNEY

APPLICATION FOR LAND DIVISION

Parent Parcel Address/Parcel ID

4714 - 23 - 301 - 000

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: _____

Fee Paid: _____

Escrow Paid: _____

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: _____

B5 CONTRACTOR SERVICES LLC

5755 LONG POINTE DR
HOWELL MI 48843-9143

3336

74-843/724

DATE

1/12/2025

CHECK ARMOR
FRAUD PROTECTION

PAY TO THE
ORDER OF

Village of Pinckney
Five hundred ⁰⁰/₁₀₀

\$ 500.00

DOLLARS



Security
Features
Details on
Back

choiceone
BANK

OR

4714-23-301-010 Land div App

⑈003336⑈ ⑆072408436⑆ 04726812⑈

RECEIVED
JAN 05 2025

L-4260

OFFICE USE ONLY

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 551 East Hamburg Street		2. County Livingston	3. Date of Transfer (or land contract signed) September 3, 2021
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input checked="" type="checkbox"/> Village 01n		5. Purchase Price of Real Estate 0	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is found on the property tax bill and on the assessment notice. 4714-23-301-010, 4714-23-304-080		6. Seller's (Transferor) Name Chris Bonk	
		8. Buyer's (Transferee) Name and Mailing Address HWPOET 5755 Long Pointe Drive, Howell, MI 48843	
		9. Buyer's (Transferee) Telephone Number (517) 202-1034	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

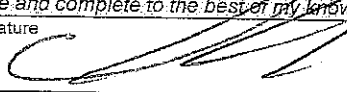
10. Type of Transfer. <u>Transfers</u> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed) 0.00	

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

- ☐ Transfer from one spouse to the other spouse.
- ☐ Change in ownership solely to exclude or include a spouse.
- ☐ Transfer between certain family members *(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: _____ Buyer Name: _____ Relationship of Buyer to Seller: _____
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: _____ Buyer Name: _____ Relationship of Buyer to Seller: _____
- ☐ Transfer to effect the foreclosure or forfeiture of real property.
- ☐ Transfer by redemption from a tax sale.
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment.
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).
- ☐ Transfer to establish or release a security interest (collateral).
- ☐ Transfer of real estate through normal public trading of stock.
- ☒ Transfer between entities under common control or among members of an affiliated group.
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements).
- ☐ Other, as described in MCL 211.27a, specify: _____

CERTIFICATION: I certify that the information above is true and complete to the best of my knowledge.

Printed Name HWPOET		Signature 	Date 1/5/2025
Name and title, if signer is other than the owner		Daytime Phone Number (517) 202-1034	Email Address ChrisBonkb5Contractor.com

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(6): "Except as otherwise provided in subsection (7), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and, subject to subsection (9), all of the following must be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of one of the following, as applicable:
 - (i) For property owned and occupied as a principal residence, \$200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.
 - (ii) For all other property, \$4000.00.

2025R-022408
RECORDED ON
11/05/2025 10:45:20 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 2

2

Quit Claim Deed

File No.: 20-39705-5

KNOW ALL MEN BY THESE PRESENTS: Chris Bonk

whose address is: 5755 Long Pointe Drive, Howell, MI 48843

Quit claim(s) to HWPOET LLC, a Michigan limited liability company

whose address is: 5755 Long Pointe Drive, Howell, MI 48843

Property 1:

The following described premises situated in the Village of Pinckney, County of Livingston and State of Michigan, more particularly described as follows:

Lot 5, 6, 7 and 8, Block 8 Range 8, of Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page(s) 64, Livingston County Records.

AND

That part of Block 4, Range 1, of JW Hinchey Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page(s) 452, Livingston County Records, beginning at the Southeast corner of Lot 8; thence South 86°10'13" West 263.02 feet; thence North 06°36'03" West 132.18 feet; thence North 86°10'13" East 263.02 feet; thence South 06°36'03" East 132.18 feet to the point of beginning.

Tax Parcel No.:

Property 1:

4714-23-301-010 & 4714-23-304-080

Commonly known as:

551 East Hamburg Street, Pinckney, MI 48169

for the sum of ONE Dollars (\$1.00) Exempt under MCL 207.526 Sec. 6a and MCL 207.505 Sec. 5a.

5 NOV '25 AM 10:49
RCVD

The Grantor grants to the Grantee the right to make (ALL) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or 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."

Dated: 9/4/2025

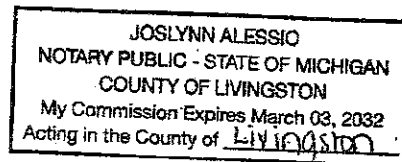

Chris Bonk

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

Acknowledged before me in LIVINGSTON County, Michigan, on 4 day of November, 2025 by
Chris Bonk.


Notary Public Signature

Joslynn Alessio
Notary Name



Notary public, State of Michigan, COUNTY OF LIVINGSTON
My Commission Expires: 03/03/2032

Transfer Tax: Exempt County Revenue Stamps: Exempt Recording Fee \$30.00

Drafted by:

Chris Bonk
5755 Long Pointe Drive
Howell, MI 48843

When recorded return to:

Chris Bonk
5755 Long Pointe Drive
Howell, MI 48843

2025 WINTER TAX NOTICE

Bill #: 03889

MESSAGE TO TAXPAYER

THE TREASURER'S OFFICE IS OPEN MONDAY THRU THURSDAY FOR TAX COLLECTION AND DOG LICENSING. FRIDAY PAYMENTS CAN BE MADE IN ONE OF OUR TWO DROP BOXES AND A RECEIPT WILL BE MAILED TO YOU. WE ARE CLOSED DEC.23,24,25,30 & 31, 2025, AND JAN. 1, 2026. PAYMENTS ONLINE CAN BE MADE BY GOING TO PUTNAMTWP.US, THERE IS A 3% FEE FOR CREDIT CARDS AND \$1.50 FOR E-CHECKS. FOR QUESTIONS CALL 734-878-3131

PAYMENT INFORMATION

THIS TAX IS DUE BY: 02/17/2026

Pay by mail to: PUTNAM TOWNSHIP
3280 W. M-36
PINCKNEY, MI 48169

Add 1% interest per month after Feb. 17th, 2026

PROPERTY INFORMATION

Property Assessed To:
HWPOET LLC
5755 LONG PT DR
HOWELL, MI 48843

PINCKNEY COMMUNITY

Prop #: 4714-23-301-010
Prop Addr:

School: 47080

Legal Description:

SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 8-R 8 LOTS 5 TO 8 INCL.

As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer (517) 546-7010.

SUMMER TAXES OWING

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 1-01-2025 - 12-31-2025
Twn/Cty: 7-01-2025 - 6-30-2026
School: 7-01-2025 - 6-30-2026
State: 10-01-2025 - 9-30-2026

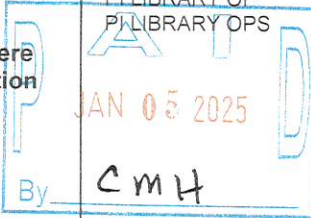
Does NOT affect when the tax is due or its amount

TAX DETAIL

Taxable Value: 31,246 COMMERCIAL-VACAN
State Equalized Value: 48,576 Class: 202
PRE/MBT %: 0.0000

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
COUNTY AMBULANCE	0.28110	8.78
HCMA PARKS	0.20500	6.40
PUTNAM ALLOC	0.84600	26.43
FIRE OPER	1.88860	59.01
FIRE CAPITAL	0.48770	15.23
PI SCHOOL DEBT	7.55000	235.90
PI SCHOOL OP	18.00000	562.42
VETERANS RELIEF	0.09180	2.86
LIVINGSTON ISD	3.16020	98.74
PI LIBRARY OP	1.38950	43.41
PI LIBRARY OPS	0.57000	17.81



CK # 3333

Total Tax 1,076.99
Administration Fee 10.76

TOTAL AMOUNT DUE 1,087.75

WHEN MAILING PLEASE DETACH ALONG PERFORATION. IF PAYING IN PERSON BRING IN ENTIRE BILL

2025 WINTER TAX NOTICE

Bill #: 03904

MESSAGE TO TAXPAYER

TREASURER'S OFFICE IS OPEN MONDAY THRU THURSDAY FOR TAX COLLECTION AND DOG LICENSES. WE ARE CLOSED JULY 3 & SEPT. 1, 2025. FRIDAY PAYMENTS: DROP BOX IN DRIVEWAY OR VESTIBULE ONLY. A RECEIPT WILL BE MAILED TO YOU. ONLINE PAYMENTS GO TO: PUTNAMTWP.US THERE IS A 3% FEE FOR CREDIT CARDS AND \$1.50 FOR E-CHECKS. CREDIT CARD PAYMENTS ARE NOT ACCEPTED OVER THE PHONE. PAT CARNEY, TREASURER @734-878-3131 EXT.101

PAYMENT INFORMATION

THIS TAX IS DUE BY: 09/15/2025

Pay by mail to: PUTNAM TOWNSHIP
3280 W. M-36
PINCKNEY, MI 48169

Add 1% interest per month after Feb. 17th, 2026

PROPERTY INFORMATION

Property Assessed To:
HWPOET LLC
5755 LONG PT DR
HOWELL, MI 48843

PINCKNEY COMMUNITY

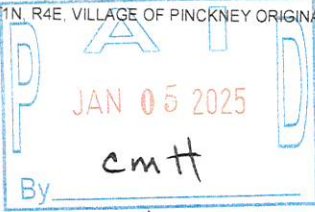
Prop #: 4714-23-301-010

School: 47080

Prop Addr:

Legal Description:

SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 8-R 8 LOTS 5 TO 8 INCL.



As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer (517) 546-7010.

TAX DETAIL

Taxable Value:	31,246	COMMERCIAL-VACAN
State Equalized Value:	48,576	Class: 202
PRE/MBT %:	0.0000	

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED TAX	6.00000	187.47
COUNTY ALLOCATED	3.18190	99.42
VILLAGE OPER	8.00060	249.98
HIGHWAY FUND	3.96750	123.96
DLQ WATER	0.00000	532.16

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	01-01-2025	-	12-31-2025
Twn/Cty:	07-01-2025	-	06-30-2026
School:	07-01-2025	-	06-30-2026
State:	10-01-2025	-	09-30-2026

Does NOT affect when the tax is due or its amount

Total Tax	1,192.99
Administration Fee	6.60
Interest:	59.65
TOTAL AMOUNT DUE	1,259.24

MAILING PLEASE DETACH ALONG PERFORATION IF PAYING IN PERSON BRING IN ENTIRE BILL

DELINQUENT PROPERTY TAX RECEIPT

JENNIFER M. NASH
LIVINGSTON COUNTY TREASURER
200 E GRAND RIVER
HOWELL MI 48843
517-546-7010

RECEIPT NO: **25-0158595**
DATE PAID: 12/16/25
TAX YEAR: 2023
CHECK NO: 3329
CASHIER: kjones

REDEMPTION RECEIPT

UNIT: PINCKNEY VILLAGE
PARCEL: 4714-23-301-010

PLEASE NOTIFY YOUR TOWNSHIP/CITY IF THE NAME &
ADDRESS SHOWN AT THE LEFT ARE INCORRECT.

BONK, CHRISTOPHER

5755 LONG PT DR
HOWELL

MI 48843

PD BY B5 CONTRACTOR

IF PAYMENT IS MADE BY CHECK OR DRAFT WHICH IS DISHONORED FOR ANY REASON, THEN THIS RECEIPT IS VOID AND THE TAX WILL CONTINUE AS UNPAID WITHOUT FURTHER NOTICE TO THE PAYER OR ANY OTHER PARTY OF INTEREST. INTEREST AND OTHER CHARGES CONTINUE TO ACCRUE ON ANY UNPAID BALANCE. FOR TAX PAYOFF INFORMATION, CONTACT THE COUNTY TREASURER'S OFFICE.

	PREV. AMT DUE	PAYMENT	DUE IF PAID THIS MONTH
BASE TAX	1,746.07	1,746.07	
INTEREST	576.21	576.21	0.00
ADMIN FEE	69.84	69.84	0.00
EXPENSE OF SALE			0.00
OTHER			0.00
OVER/UNDER			
REDEMPTION FEES	345.00	345.00	0.00
TOTAL	2,737.12	2,737.12	0.00


CHECK YOUR DESCRIPTION:

The Treasurer is not responsible for payment on the wrong parcel.
If you pay on the wrong description, we are not permitted to make adjustments later.

LEGAL DESCRIPTION:

SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 8-R 8 LOTS 5 TO 8 INCL.

I hereby certify that application was made to pay all taxes and special assessments due and payable at this office on the property identified herein for the year of tax shown, except as indicated


JENNIFER M. NASH

LIVINGSTON COUNTY
DELINQUENT PROPERTY TAX RECEIPT

JENNIFER M. NASH
LIVINGSTON COUNTY TREASURER
200 E GRAND RIVER
HOWELL MI 48843
517-546-7010

RECEIPT NO: **25-0158662**
DATE PAID: 12/30/25
TAX YEAR: 2024
CHECK NO: 3330
CASHIER: Molrich

UNIT: PINCKNEY VILLAGE
PARCEL: 4714-23-301-010

PLEASE NOTIFY YOUR TOWNSHIP/CITY IF THE NAME &
ADDRESS SHOWN AT THE LEFT ARE INCORRECT.

BONK, CHRISTOPHER

5755 LONG PT DR
HOWELL

MI 48843

B5 CONTRACTOR SERVICES LLC

IF PAYMENT IS MADE BY CHECK OR DRAFT WHICH IS DISHONORED FOR ANY REASON, THEN THIS RECEIPT IS VOID AND THE TAX WILL CONTINUE AS UNPAID WITHOUT FURTHER NOTICE TO THE PAYER OR ANY OTHER PARTY OF INTEREST. INTEREST AND OTHER CHARGES CONTINUE TO ACCRUE ON ANY UNPAID BALANCE. FOR TAX PAYOFF INFORMATION, CONTACT THE COUNTY TREASURER'S OFFICE.

	PREV. AMT DUE	PAYMENT	DUE IF PAID THIS MONTH
BASE TAX	2,026.91	2,026.91	
INTEREST	202.69	202.69	0.00
ADMIN FEE	81.08	81.08	0.00
EXPENSE OF SALE			0.00
OTHER			0.00
OVER/UNDER	15.00	15.00	0.00
TOTAL	2,325.68	2,325.68	0.00

CHECK YOUR DESCRIPTION:

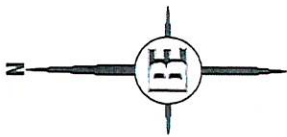
The Treasurer is not responsible for payment on the wrong parcel.
If you pay on the wrong description, we are not permitted to make adjustments later.

LEGAL DESCRIPTION:

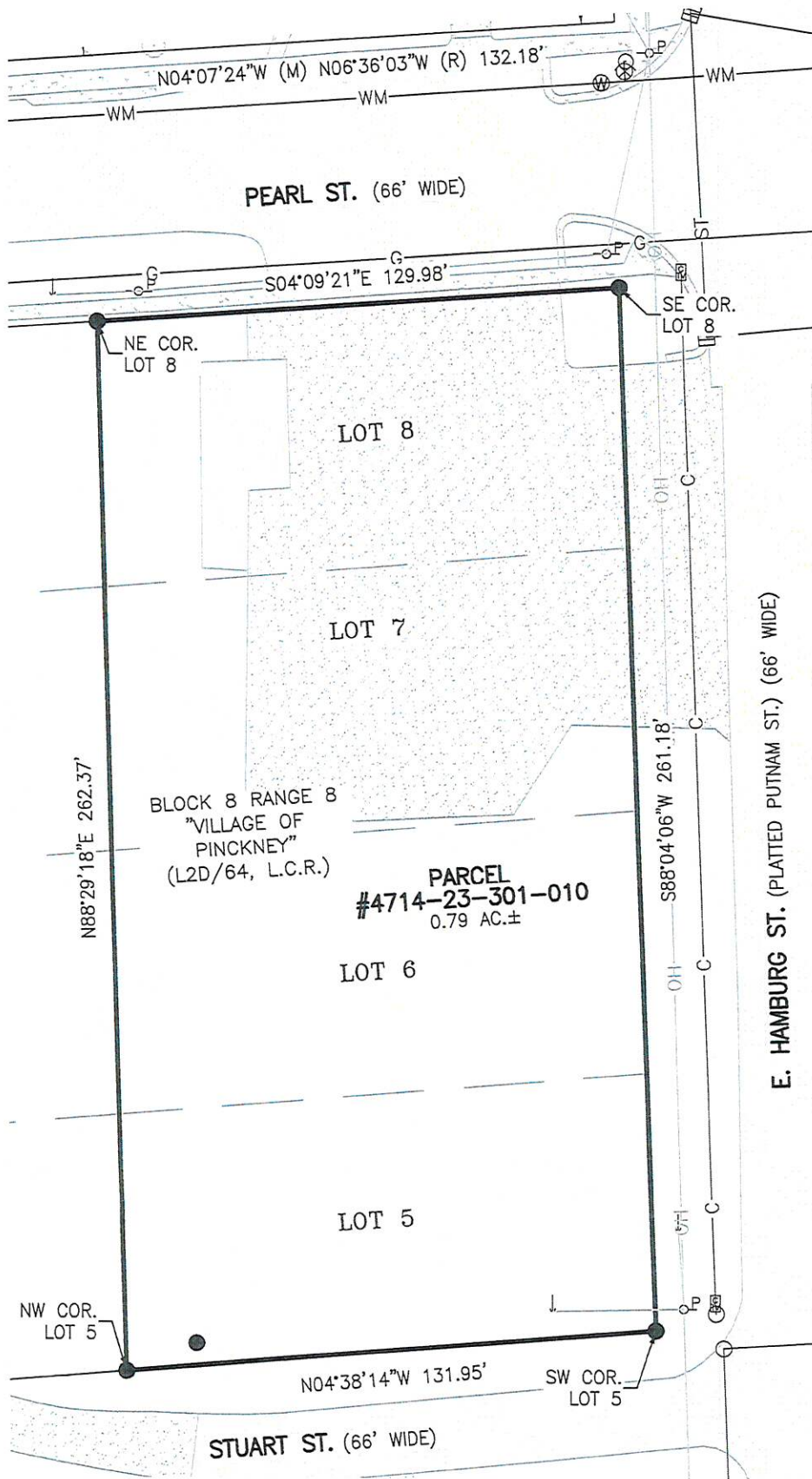
SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 8-R 8 LOTS 5 TO 8 INCL.

I hereby certify that application was made to pay all taxes and special assessments due and payable at this office on the property identified herein for the year of tax shown, except as indicated


JENNIFER M. NASH



EXISTING
CONDITIONS



GENERAL SURVEY NOTES:

- 1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- 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.
- 4. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY VILLAGE OF PINCKNEY.
- 5. THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.

LEGEND

- POWER POLE
- GUY WIRE
- HYDRANT
- WATER GATE VALVE
- WATER MANHOLE
- MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN (ROUND OR BEEHIVE)
- STORM CATCH BASIN
- CABLE TV RISER
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- ELECTRIC
- CABLE TV (AT&T)
- OVERHEAD WIRES
- LIBER
- PAGE
- L.C.R.
- ASPHALT
- CONCRETE
- GRAVEL

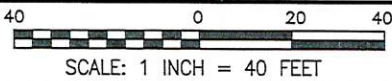
DESCRIPTION:

PART OF THE SW 1/4 OF SECTION 23,
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

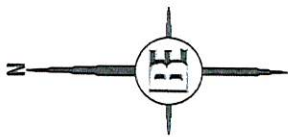


CLIENT:
B5 CONTRACTING

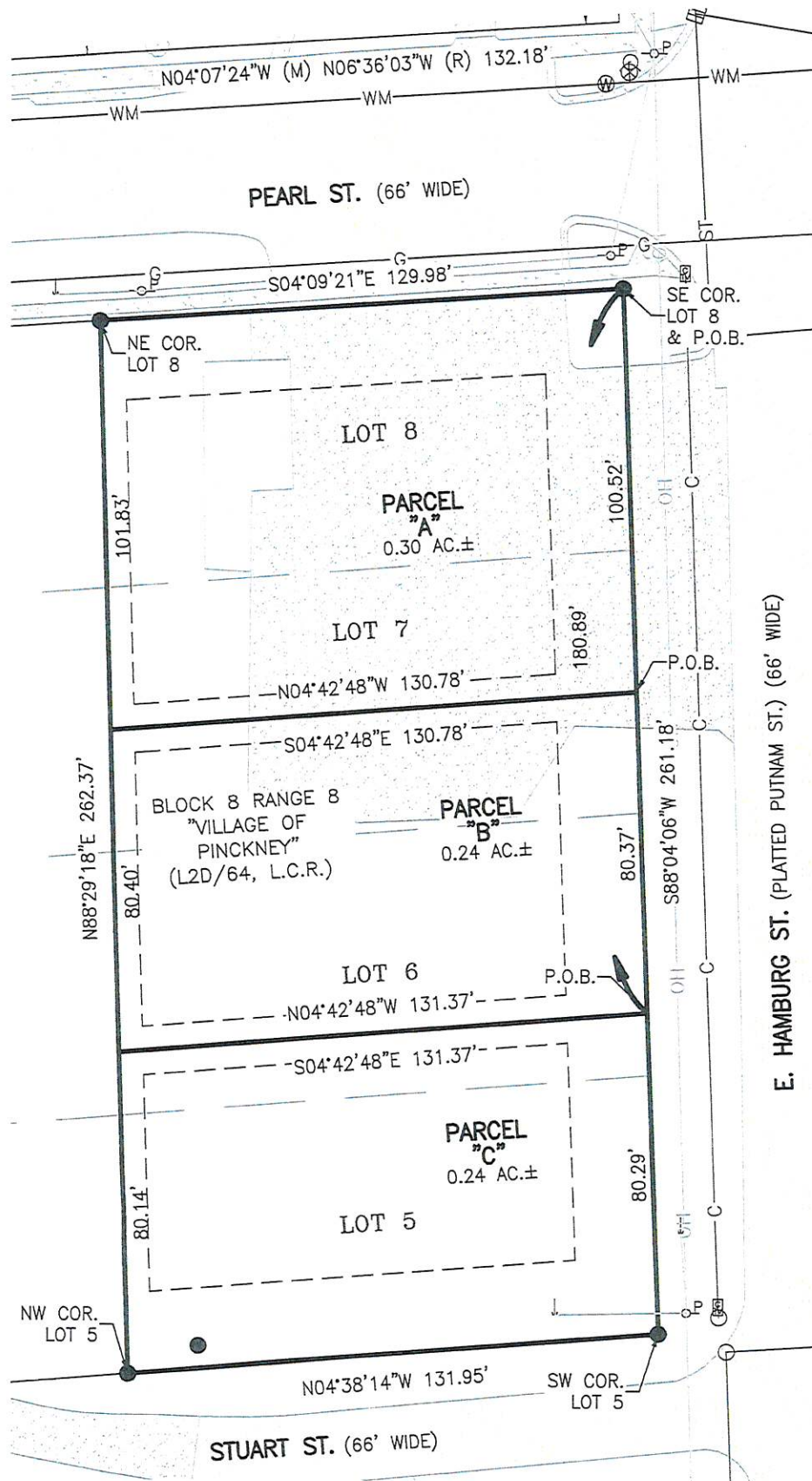


- LEGEND
- = IRON SET
 - = IRON FOUND
 - ⊙ = MONUMENT FOUND
 - * = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

JOB NO.	25-398	DATE	12-19-25		
SHEET	1 OF 3	FB 642	CREW TG/SS	DR. TE	CK.



PROPOSED LAND DIVISION



GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 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.
 4. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY VILLAGE OF PINCKNEY.
 5. THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.
- CURRENT ZONING: R4 (RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 20 FEET
SIDES = 6 FEET
REAR = 20 FEET
MINIMUM LOT AREA = 8,712 SQ.FT.±
MINIMUM LOT WIDTH = 66 FEET
MAXIMUM LOT COVERAGE = 40%
MAXIMUM BUILDING HT. = 35 FEET
OR (2.5) STORIES

LEGEND

	POWER POLE
	GUY WIRE
	HYDRANT
	WATER GATE VALVE
	WATER MANHOLE
	MANHOLE
	STORM MANHOLE
	STORM CATCH BASIN (ROUND OR BEEHIVE)
	STORM CATCH BASIN
	CABLE TV RISER
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	GAS MAIN
	ELECTRIC
	CABLE TV (AT&T)
	OVERHEAD WIRES
	LIBER
	PAGE
	LIVINGSTON COUNTY RECORDS
	ASPHALT
	CONCRETE
	GRAVEL

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40 0 20 40
SCALE: 1 INCH = 40 FEET

LEGEND

- = IRON SET
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JOB NO.	25-398	DATE	12-19-25		
SHEET	2 OF 3	FB 642	CREW TG/SS	DR. TE	CK.

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DESCRIPTION OF ORIGINAL PARCELS:

PARCEL #4714-23-301-010, PER WARRANTY DEED DATED JULY 28, 2016, AS RECORDED IN INSTRUMENT NO. 2016R-024551, LIVINGSTON COUNTY RECORDS:

Lot 5, 6, 7 and 8, Block 8, Range 8, of Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records.

DESCRIPTION OF PROPOSED NEW PARCELS:

PARCEL A:

Lot 8 and part of lot 7, Block 8, Range 8, of Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records, more particularly described as follows: BEGINNING at the Southeast corner of Lot 8; thence along the south line of Lot 8 and part of Lot 7, also being the north line of E. Hamburg Street (Platted 66 foot wide), S 88°04'06" W, 100.52 feet; thence N 04°42'48" W, 130.78 feet; thence along the north line of Lots 7 and 8, N 88°29'18" E, 101.83 feet to the Northeast corner of Lot 8; thence along the east line lot 8, also being the west line of Pearl Street (Platted 66 foot wide), S 04°09'21" E, 129.98 feet, to the POINT OF BEGINNING, containing 0.30 acres, more or less, and subject to any other easements or restrictions of record.

PARCEL B:

Parts of Lots 6 and 7, Block 8, Range 8, of Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records, more particularly described as follows: Commencing at the Southeast corner of Lot 8; thence along the south line of Lot 8 and part of Lot 7, also being the north line of E. Hamburg Street (Platted 66 foot wide), S 88°04'06" W, 100.52 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the south line of Lots 7 and 6, also being the north line of E. Hamburg Street (Platted 66 foot wide), S 88°04'06" W, 80.37 feet; thence N 04°42'48" W, 131.37 feet; thence along the north line of Lots 6 and 7, N 88°29'18" E, 80.40 feet; thence S 04°42'48" E, 130.78 feet, to the POINT OF BEGINNING, containing 0.24 acres, more or less, and subject to any other easements or restrictions of record.

PARCEL C:

Parts of Lots 5 and 6, Block 8, Range 8, of Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records, more particularly described as follows: Commencing at the Southeast corner of Lot 8; thence along the South line of Lots 8, 7 and 6, also being the north line of E. Hamburg Street (Platted 66 foot wide), S 88°04'06" W, 180.89 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the south line of Lots 6 and 5, S 88°04'06" W, 80.29 feet to the Southwest corner of Lot 5; thence along the west line of lot 5, also being the east line of Stuart Street (Platted 66 foot wide), N 04°38'14" W, 131.95 feet to the Northwest corner of Lot 5; thence along the north line of Lot 5, N 88°29'18" E, 80.14 feet; thence S 04°42'48" E, 131.37 feet, to the POINT OF BEGINNING, containing 0.24 acres, more or less, and subject to any other easements or restrictions of record.

Bearings are based on Michigan State Plane Coordinate System (South Zone).

REFERENCES:

1. Previous survey by Boss Engineering, Job No. 22-006, dated 1-20-22, revised 2-16-22.
2. Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records

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December 19, 2025

Job Number: 25-398
Sheet: 3 OF 3



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Trevor Michael Ehredt, P.S., P.E.