



VILLAGE OF PINCKNEY

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

APPLICATION FOR LAND DIVISION

Owner: HWPOET LLC
Address: 551 E Hamburg St
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: 4714-23-304-080 Tax Code: _____

Lot: _____ Subdivision: _____ Zoning: _____

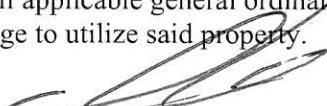
Size of Parcel: .80 Acre

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:  Date 1/9/2023



Parent Parcel Address/Parcel ID 4714-23-304-080

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

3337

74843724

POLYMER
CONTRACTING
11/2/2016

DATE: 11/2/2016

TO: V. Hazelte Pinkney

FOR: 500.00

AMOUNT: Five hundred and

choiceone BANK

FOR: 4741-23-304-080-100120

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
		6. Seller's (Transferor) Name Chris Bonk
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		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. Transfers 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.

 Land Contract Lease Deed Other (specify) _____11. Was property purchased from a financial institution? 12. Is the transfer between related persons?
 Yes No Yes No 13. Amount of Down Payment _____14. If you financed the purchase, did you pay market rate of interest?
 Yes 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.

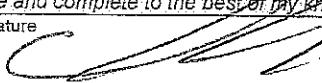
Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.

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 ChrisBonk5Contractor.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 Hinckey 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.

5/10/2025 10:45
RCU

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.

Joslynn Alessio
Notary Public Signature

Joslynn Alessio
Notary Name

JOSLYNN ALESSIO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires March 03, 2032
Acting in the County of Livingsion

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 #: 03890

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

Prop #: 4714-23-304-080
Prop Addr: 551 E HAMBURG

Legal Description:

14-23-304-080
SEC 23 T1N R4E PART OF B4 R1 BEG SE COR OF LOT 8 B4 R1 JW HINCHEY ADDITION TH S86*10'13"W 263.02 FT TH N06*36'03"W 132.18 FT TH N86*10'13"E 263.02 TH S06*36'03"E 132.18 FT FT TO POB PAR A .80 AC M/L SPLIT 5-03 FROM 025

PINCKNEY COMMUNITY
School: 47080

BALANCE OF DESCRIPTION ON FILE

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

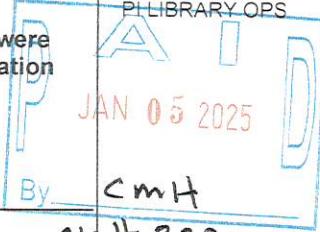
Does NOT affect when the tax is due or its amount

TAX DETAIL

Taxable Value:	108,204	COMMERCIAL-IMPRO
State Equalized Value:	145,220	Class: 201
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	30.41
HCMA PARKS	0.20500	22.18
PUTNAM ALLOC	0.84600	91.54
FIRE OPER	1.88860	204.35
FIRE CAPITAL	0.48770	52.77
PI SCHOOL DEBT	7.55000	816.94
PI SCHOOL OP	18.00000	1,947.67
VETERANS RELIEF	0.09180	9.93
LIVINGSTON ISD	3.16020	341.94
PI LIBRARY OP	1.38950	150.34
PILIBRARY OPS	0.57000	61.67



Total Tax	3,729.74
Administration Fee	37.29
TOTAL AMOUNT DUE	3,767.03

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

2025 WINTER TAX NOTICE

Bill #: 03906

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

Prop #: 4714-23-304-080
Prop Addr: 551 E HAMBURG

Legal Description:

14-23-304-080
SEC 23 T1N R4E PART OF B4 R1 BEG SE COR OF LOT 8 B4 R1 JW HINCHEY ADDITION TH S86°10'13"W 263.02 FT TH N06°36'03"W 132.18 FT TH N86°10'13"E 263.02 TH S06°36'03"E 132.18 FT FT TO POB PAR A 80 AC M/L SPLIT 5-03 FROM 025

PINCKNEY COMMUNITY
School: 47080

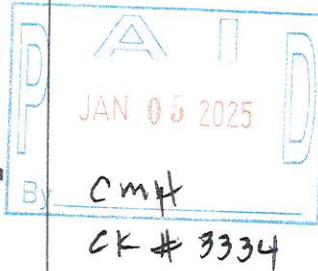
TAX DETAIL

Taxable Value:	108,204	COMMERCIAL-IMPRO
State Equalized Value:	145,220	Class: 201
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	649.22
COUNTY ALLOCATED	3.18190	344.29
VILLAGE OPER	8.00060	865.69
HIGHWAY FUND	3.96750	429.29
DLQ WATER	0.00000	1,330.44

BALANCE OF DESCRIPTION ON FILE



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	3,618.93
Administration Fee	22.88
Interest:	180.95
TOTAL AMOUNT DUE	3,822.76

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

LIVINGSTON COUNTY
DELINQUENT PROPERTY TAX RECEIPT

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

RECEIPT NO: 25-0158596
DATE PAID: 12/16/25
TAX YEAR: 2023
CHECK NO: 3329
CASHIER: kjones

REDEMPTION RECEIPT

UNIT: PINCKNEY VILLAGE
PARCEL: 4714-23-304-080

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	5,884.08	5,884.08	
INTEREST	1,941.75	1,941.75	0.00
ADMIN FEE	235.36	235.36	0.00
EXPENSE OF SALE			0.00
OTHER			0.00
OVER/UNDER			
REDEMPTION FEES	345.00	345.00	0.00
TOTAL	8,406.19	8,406.19	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:

14-23-304-080
COR OF LOT 8 B4 R1 JW HINCHEY ADDITION TH S86*10'13"W 263.02 FT TH N06*36'03"W 132.18 FT TH N86*10'13"E 263.02 TH S06*36'03"E 132.18 FT FT TO POB. PAR A .80 AC M/L SPLIT 5-03 FROM 025
SEC 23 T1N R4E PART OF B4 R1 BEG SE

*** BALANCE OF DESCRIPTION ON FILE ***

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

16

LIVINGSTON COUNTY
DELINQUENT PROPERTY TAX RECEIPT

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

RECEIPT NO: 25-0158663
DATE PAID: 12/30/25
TAX YEAR: 2024
CHECK NO: 3330
CASHIER: Molrich

UNIT: PINCKNEY VILLAGE
PARCEL: 4714-23-304-080

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	6,747.71	6,747.71	
INTEREST	674.77	674.77	0.00
ADMIN FEE	269.91	269.91	0.00
EXPENSE OF SALE			0.00
OTHER			0.00
OVER/UNDER			
TOTAL	15.00 7,707.39	15.00 7,707.39	0.00 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:

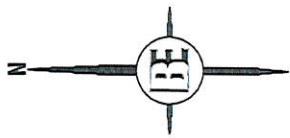
14-23-304-080
SEC 23 T1N R4E PART OF B4 R1 BEG SE
COR OF LOT 8 B4 R1 JW HINCHEY ADDITION TH S86*10'13"W 263.02 FT TH N06*36'03"W 132.18 FT TH N86*10'13"E 263.02 TH
S06*36'03"E 132.18 FT FT TO POB. PAR A .80 AC M/L SPLIT 5-03 FROM 025

*** BALANCE OF DESCRIPTION ON FILE ***

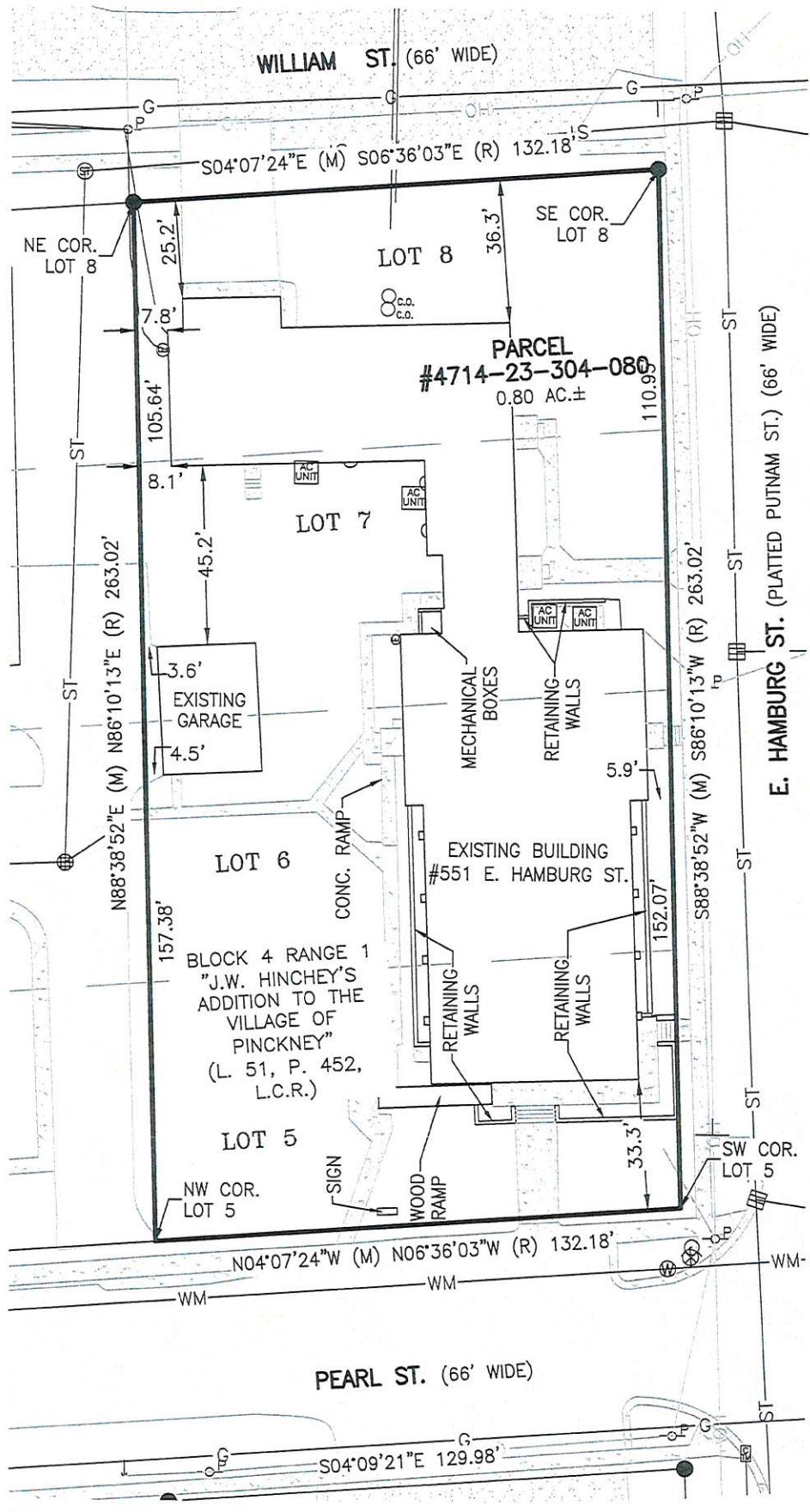
I hereby certify that application was made to pay all taxes and special assessments due and payable at this office on the property identified herein for the year of tax shown, except as indicated

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
	LIVINGSTON COUNTY RECORDS
	ASPHALT
	CONCRETE
	GRAVEL

DESCRIPTION:

PART OF THE SW 1/4 OF SECTION 23,
T1N-R4E, VILLAGE OF PINCKNEY, LIVINGSTON
COUNTY, MICHIGAN

The logo for BE BOSS Engineering. It features the word "BE" in a large, bold, black, sans-serif font. To its right, the word "BOSS" is written in a large, bold, black, sans-serif font, with the letters slightly overlapping. Below "BOSS", the word "Engineering" is written in a smaller, italicized, black, sans-serif font. At the bottom of the logo, there is a thin horizontal line that spans the width of the word "Engineering". Below this line, the company's services are listed: "Engineers", "Surveyors", "Planners", and "Landscape Architects", all in a black, sans-serif font.

CLIENT:
B5 CONTRACTING

517.546.4

40 0 20 40

SCALE 1 INCH = 40 FEET

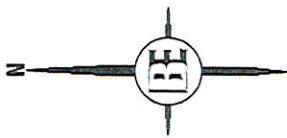
SCALE: 1 INCH = 40 FEET

JOB NO.	25-397	DATE	12-19-25		
SHEET	1 OF 3	FB 642	CREW TG/SS	DR. TE	CK.

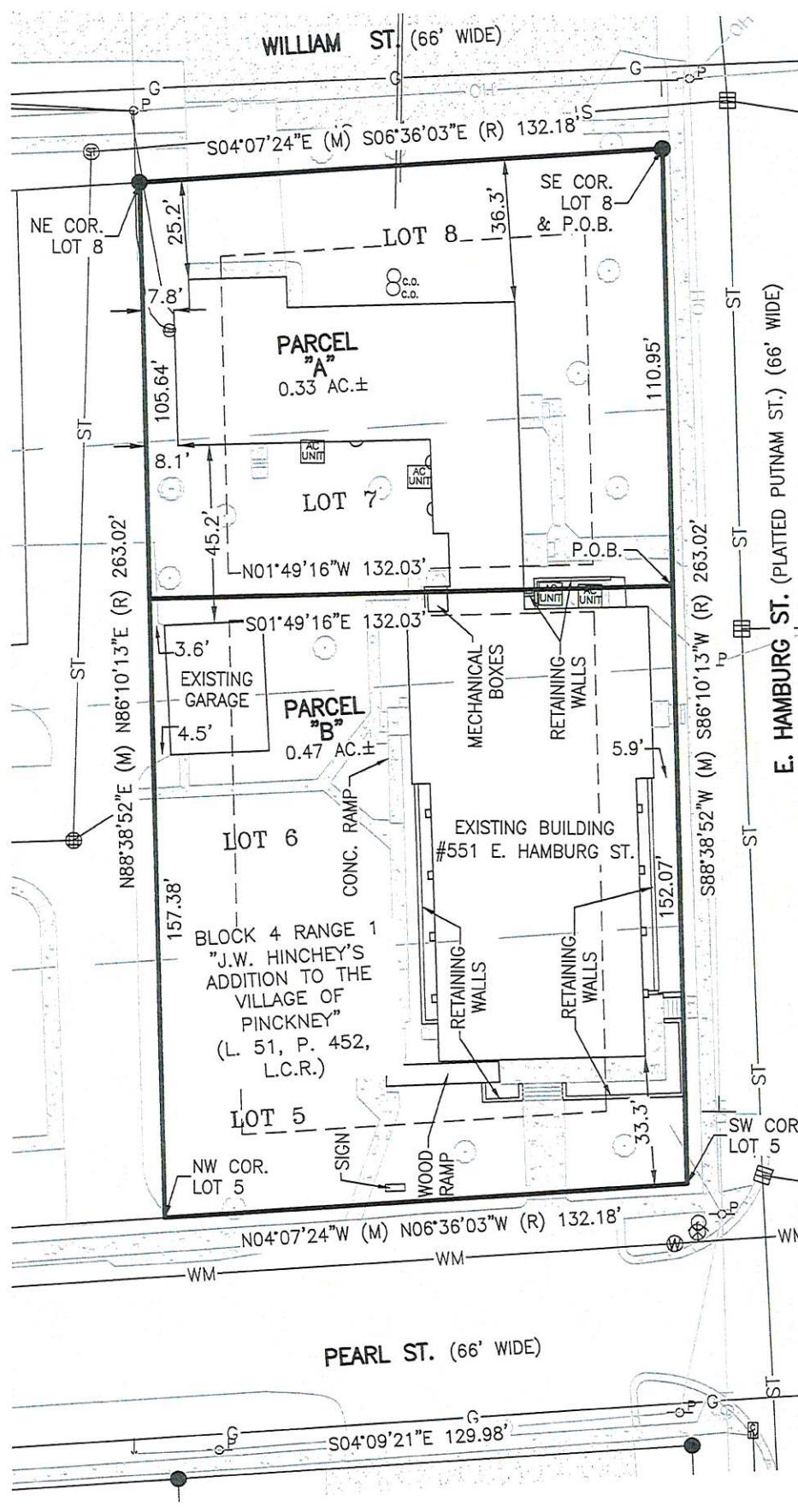
G:\25-397\SURVEY\DWG\25-397_Land Division.dwg, 12/19/2025 4:40:17 PM, trevore

LEGEND
 ○ = IRON SET
 ● = IRON FOUND
 ○ = MONUMENT FOUND
 ✕ = FENCE
 (R) = RECORDED
 (M) = MEASURED





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

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) STOREYS

LEGEND

DESCRIPTION:

PART OF THE SW 1/4 OF SECTION 23,
T1N-R4E, VILLAGE OF PINCKNEY, LIVINGSTON
COUNTY, MICHIGAN



3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

CLIENT:
B5 CONTRACTING

40 0 20 40
SCALE: 1 INCH = 40 FEET

JOB NO. 25

SCALE: 1 INCH = 40 FEET

LEGEND

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



DESCRIPTION OF ORIGINAL PARCELS:

RETIRED PARCEL #4714-23-304-080, PER WARRANTY DEED DATED JULY 28, 2016, AS RECORDED IN INSTRUMENT NO. 2016R-024551, LIVINGSTON COUNTY RECORDS:

That Part of Block 4, Range 1, of JW Hinckley Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page 452, Livingston County Records; Beginning at the SE 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, subject to easements and restrictions of record.

DESCRIPTION OF PROPOSED NEW PARCELS:

PARCEL A:

Lot 8 and part of Lot 7, Block 4, Range 1, of JW Hinckley's Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page 452, 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°38'52" W (recorded as S 86°10'13" W), 110.95 feet; thence N 01°49'16" W, 132.03 feet; thence along the north line of lots 7 and 8, N 88°38'52" E (recorded as N 86°10'13" E), 105.64 feet to the Northeast corner of Lot 8; thence along the east line of lot 8, also being the west line of William Street (Platted 66 foot wide), S 04°07'24" E (recorded as S 06°36'03" E), 132.18 feet, to the POINT OF BEGINNING, containing 0.33 acres, more or less, and subject to any other easements or restrictions of record.

PARCEL B:

Lots 5, 6 and part of Lot 7, Block 4, Range 1, of JW Hinckley's Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page 452, 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°38'52" W (recorded as S 86°10'13" W), 110.95 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along south line of lots 7, 6 and 5, also being the north line of E. Hamburg Street (Platted 66 foot wide), S 88°38'52" W (recorded as S 86°10'13" W), 152.07 feet to the Southwest corner of Lot 5; thence along the west line of lot 5, also being the east line of Pearl Street (Platted 66 foot wide), N 04°07'24" W (recorded as N 06°36'03" W), 132.18 feet to the Northwest corner of Lot 5; thence along the north line of lots 5, 6 and 7, N 88°38'52" E (recorded as N 86°10'13" E), 157.38 feet; thence S 01°49'16" E, 132.03 feet, to the POINT OF BEGINNING, containing 0.47 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. Part of Block 4, Range 1, of JW Hinckley's Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page 452, Livingston County Records

G:\25-397\SURVEY\DOCS\25-397_Land Division.doc
December 19, 2025

Job Number: 25-397
Sheet: 3 OF 3

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



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