

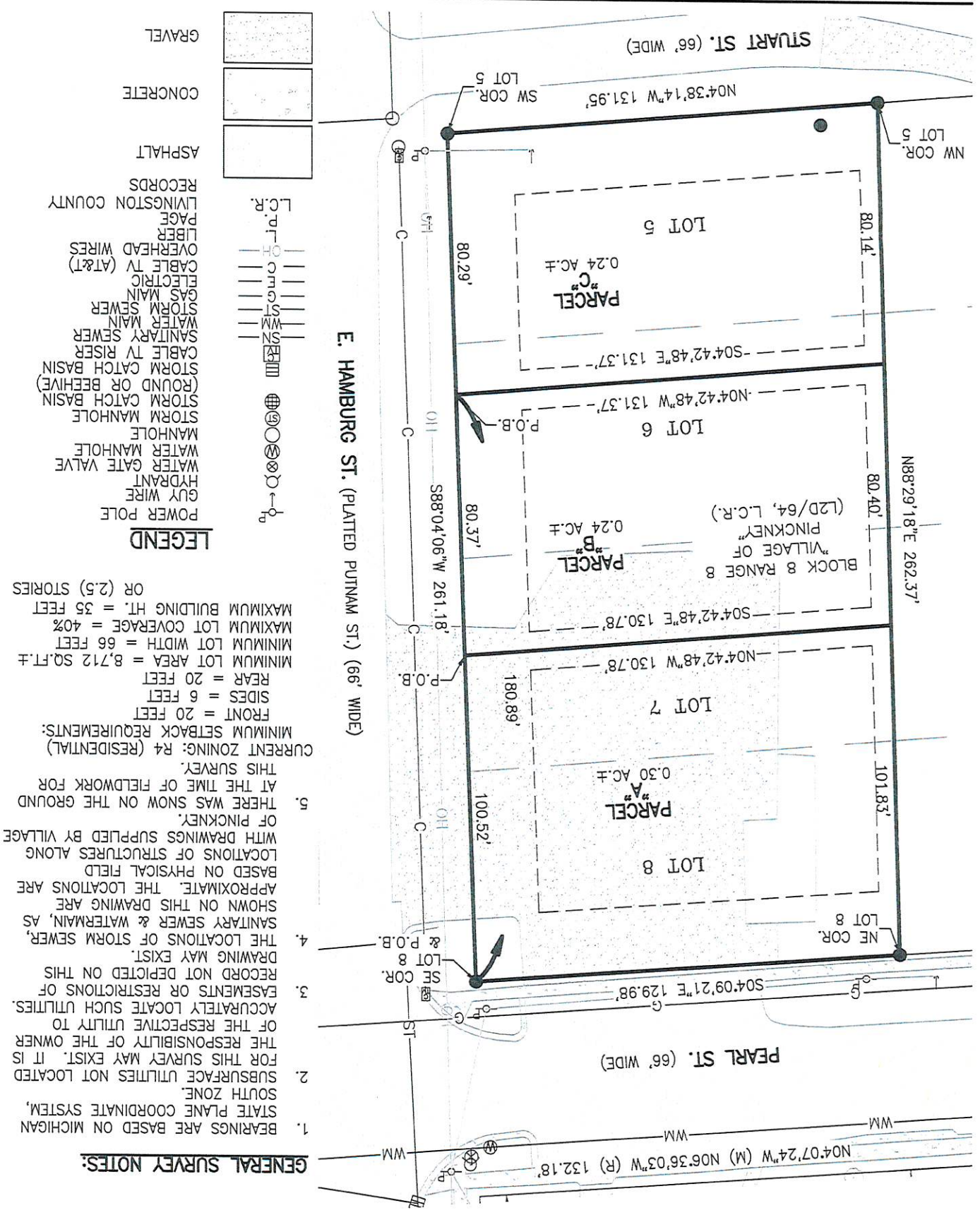


Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

CLIENT: B5 CONTRACTING		JOB NO. 25-398		DATE 12-19-25		FB 642 CREW TC/SS DR. TE CK.		SHEET 2 OF 3		G:\25-398\SURVEY\DWG\25-398 Land Division.dwg, 12/19/2025 4:40:21 PM, Trevor	
SCALE: 1 INCH = 40 FEET		LEGEND		○ = IRON SET		● = MONUMENT FOUND		* = FENCE		(R) = RECORDED	
				(M) = MEASURED							

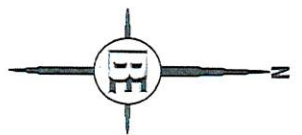
PART OF THE SW 1/4 OF SECTION 23,
T1N-R4E, VILLAGE OF PINCKNEY, LIVINGSTON
COUNTY, MICHIGAN

DESCRIPTION:



BY: JAN 12 2026

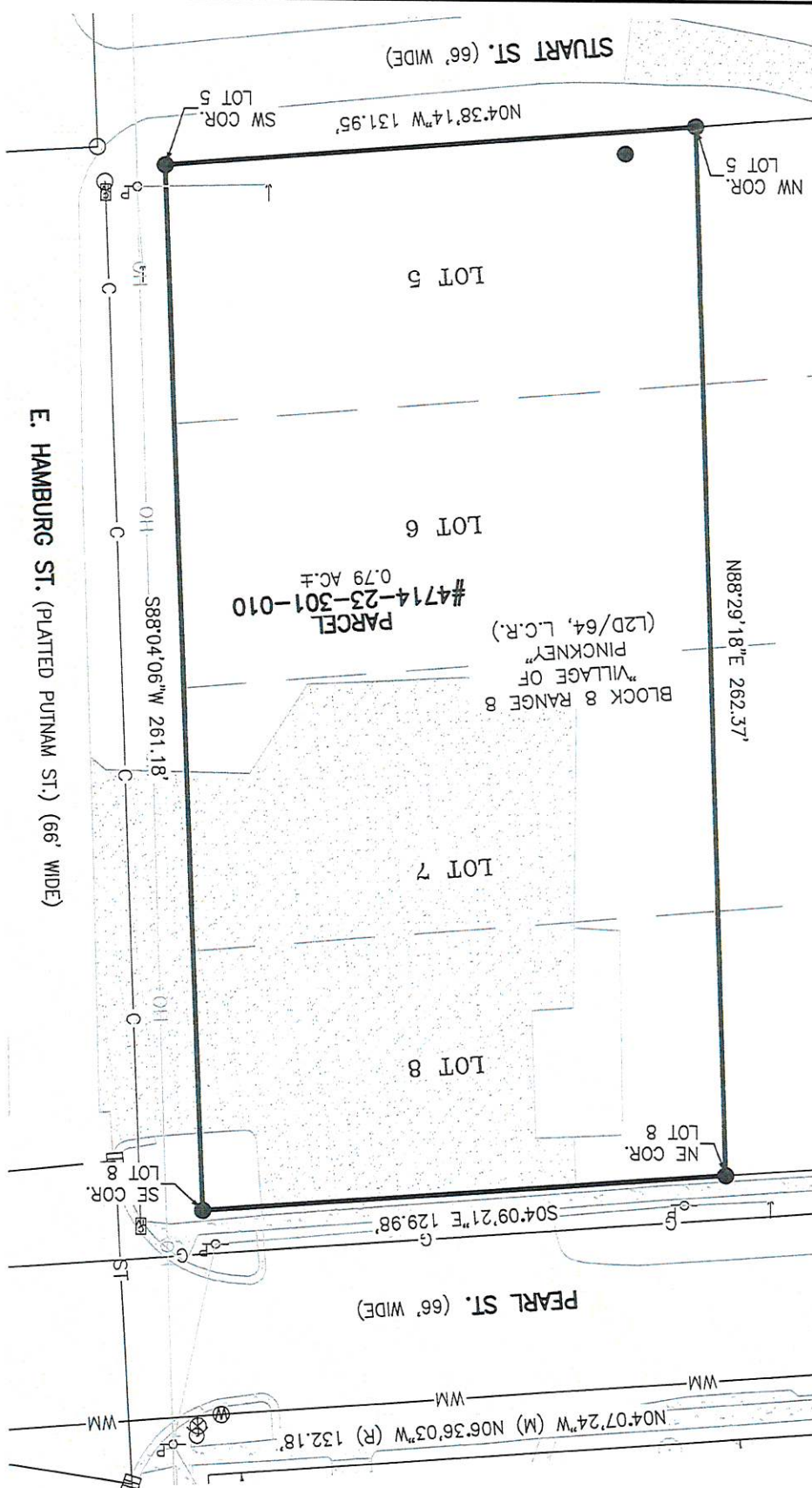
PROPOSED
LAND DIVISION





CLIENT: B5 CONTRACTING		JOB NO. 25-398		SHEET 1 OF 3		DATE 12-19-25		FB 642 CREW TG/SS DR. TE CK.		G:\25-398\SURVEY\DWG\25-398.Land Division.dwg, 12/19/2025 4:40:19 PM, trevora	
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PEBOSS Engineering Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 517.546.4836 FAX 517.548.1670		O = IRON SET		X = MONUMENT FOUND		X = FENCE		(R) = RECORDED		(M) = MEASURED	

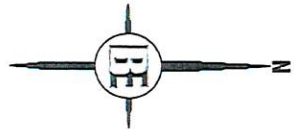
- LEGEND**
- POWER POLE
 - GUY WIRE
 - HYDRANT
 - WATER GATE VALVE
 - MANHOLE
 - WATER MANHOLE
 - STORM MANHOLE
 - STORM CATCH BASIN (ROUND OR BEEHIVE)
 - STORM CATCH BASIN
 - CABLE TV RISER
 - SANITARY SEWER
 - WATER MAIN
 - STORM SEWER
 - GAS MAIN
 - ELECTRIC
 - CABLE TV (AT&T)
 - OVERHEAD WIRES
 -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



GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN 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.

EXISTING CONDITIONS



BY: JAN 1 2 2026

DESCRIPTION OF ORIGINAL PARCELS: BY:.....

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

BEBOSS Engineering
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HOWELL, MICHIGAN
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Trevor Michael Ehredt, P.S., P.E.

RECEIVED
JAN 12 2025