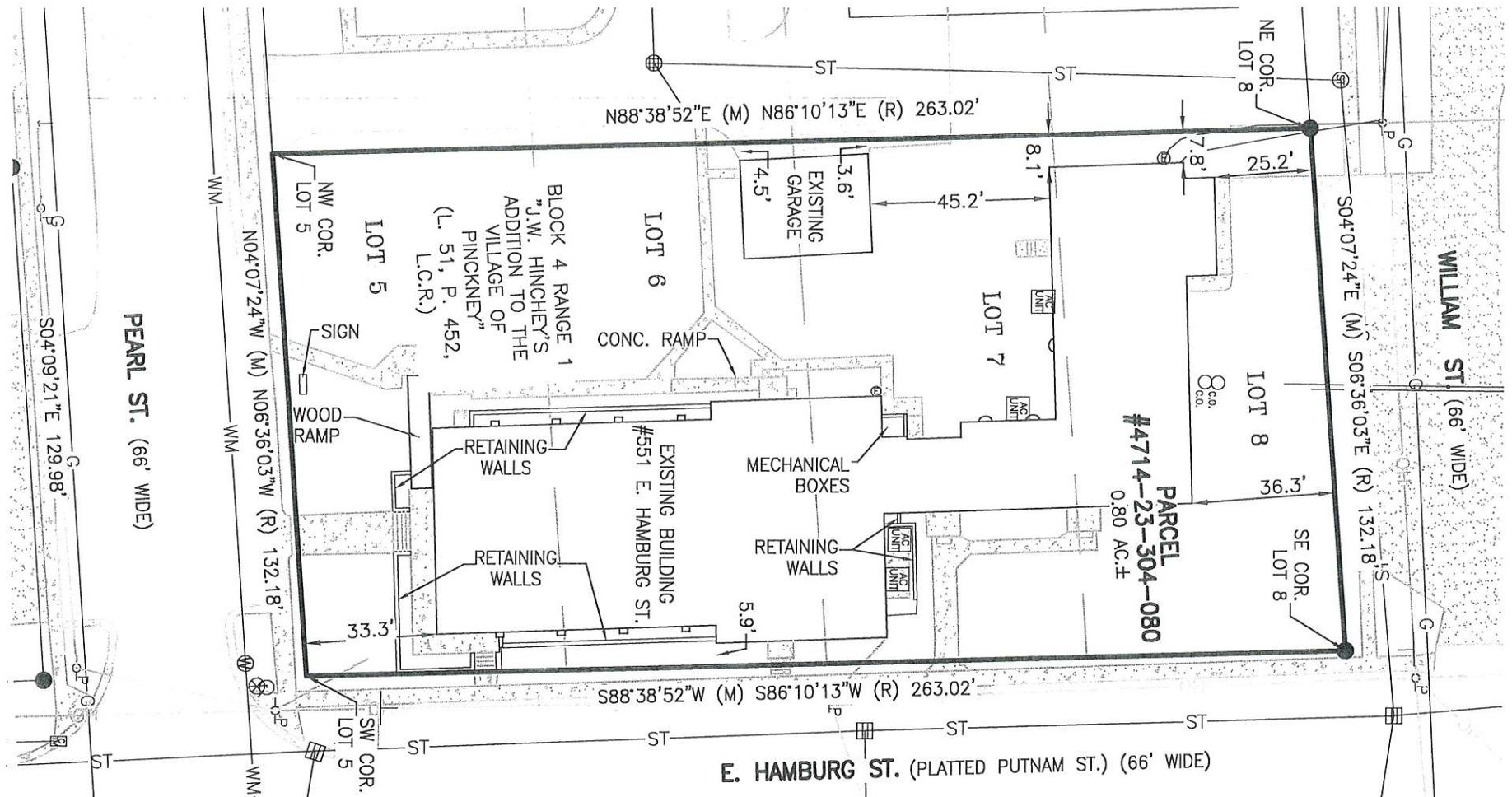
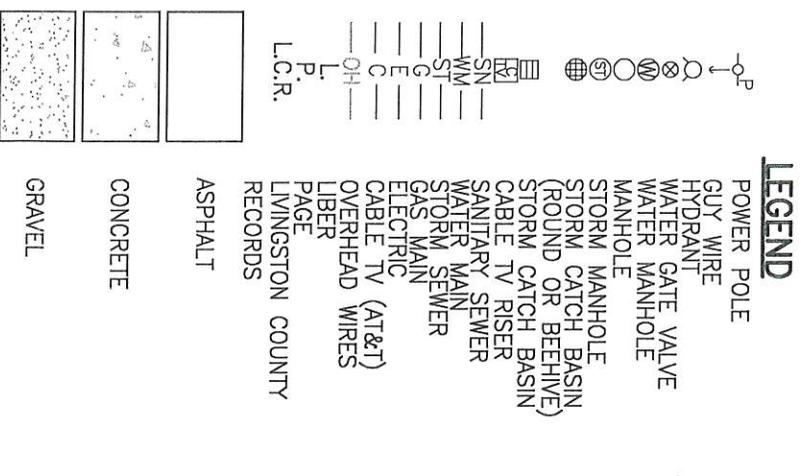


EXISTING CONDITIONS
FAST OF PEARL



- 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, EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 3. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAN, 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.
 4. THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.



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**

JOB NO. 25-397

SHEET 1 OF 6

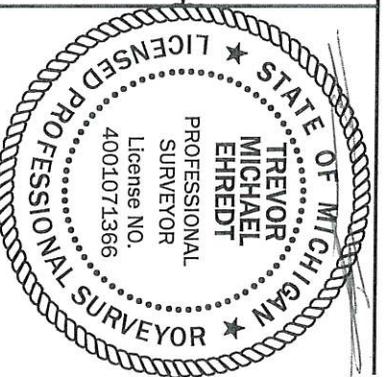
DATE 12-19-25

FB 642 CREW TG/SS DR. TE CK.

SCALE: 1 INCH = 40 FEET

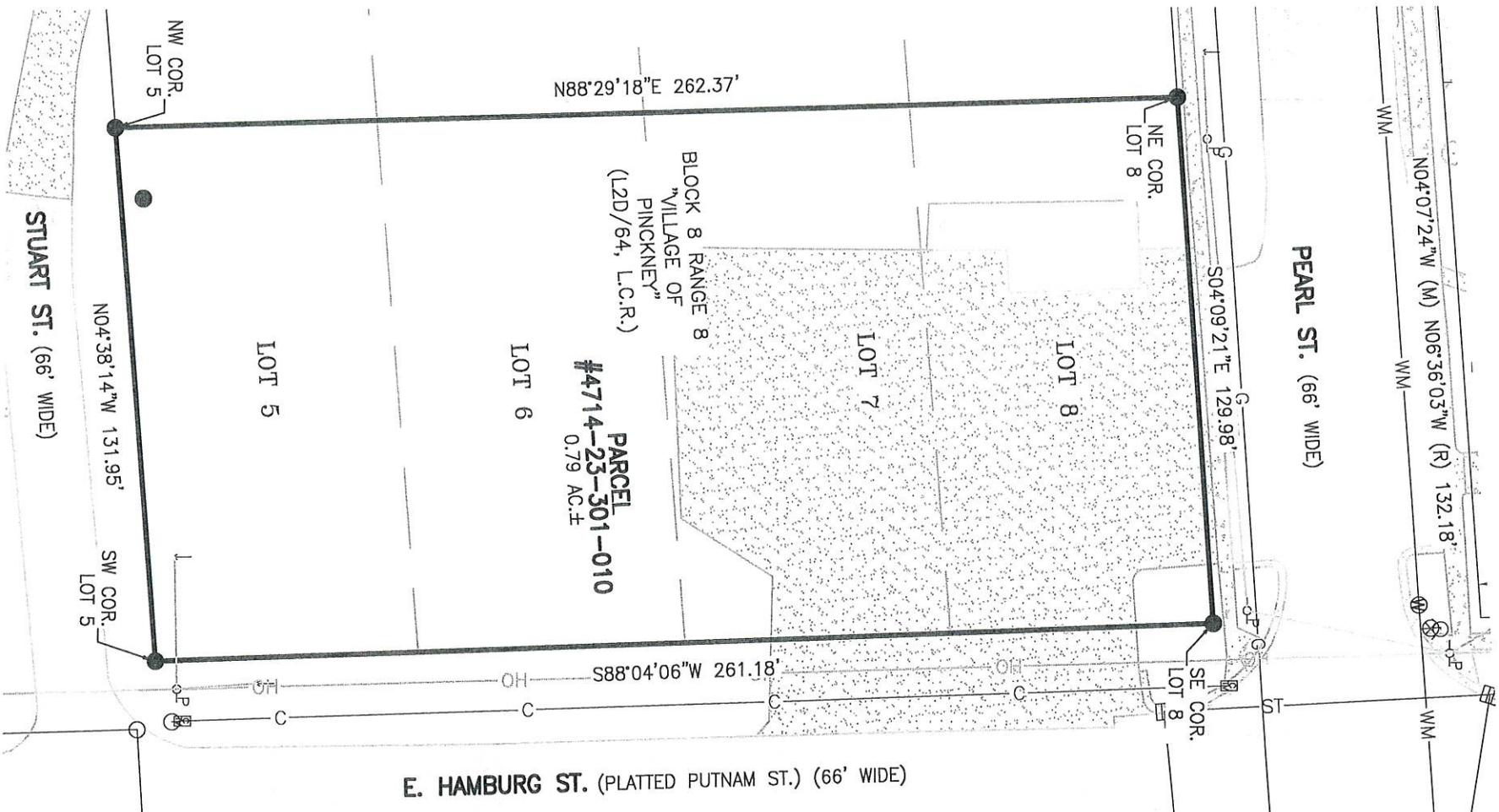
LEGEND

○ = IRON SET
● = IRON FOUND
⊙ = MONUMENT FOUND
⊗ = FENCE
⊛ = RECORDED
(M) = MEASURED

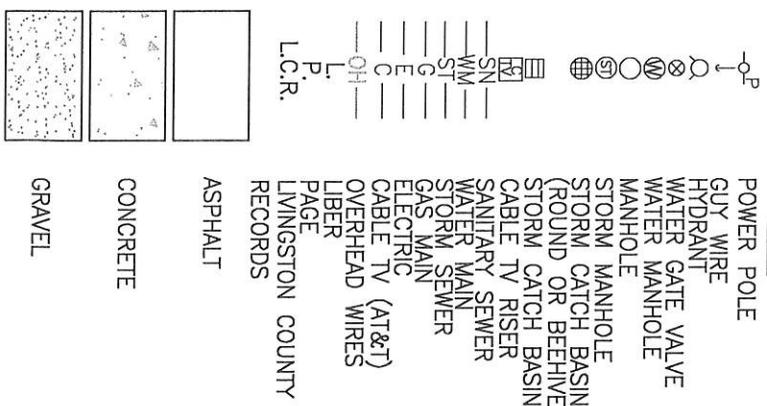




EXISTING CONDITIONS WEST OF PEARL



- 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, EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
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 4. THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.



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

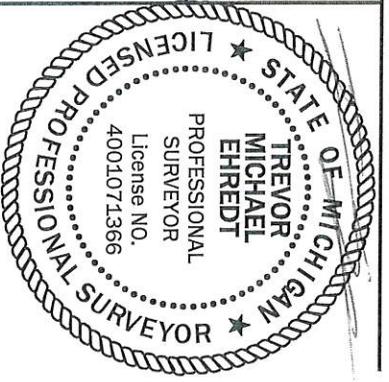
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48943
517.546.4836 FAX 517.548.1670

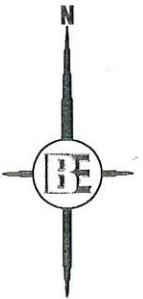
CLIENT: B5 CONTRACTING

JOB NO.	25-398	DATE	12-19-25	02-02-26
SHEET	2 OF 6	FB 642	CREW TG/SS	DR. TE CK.

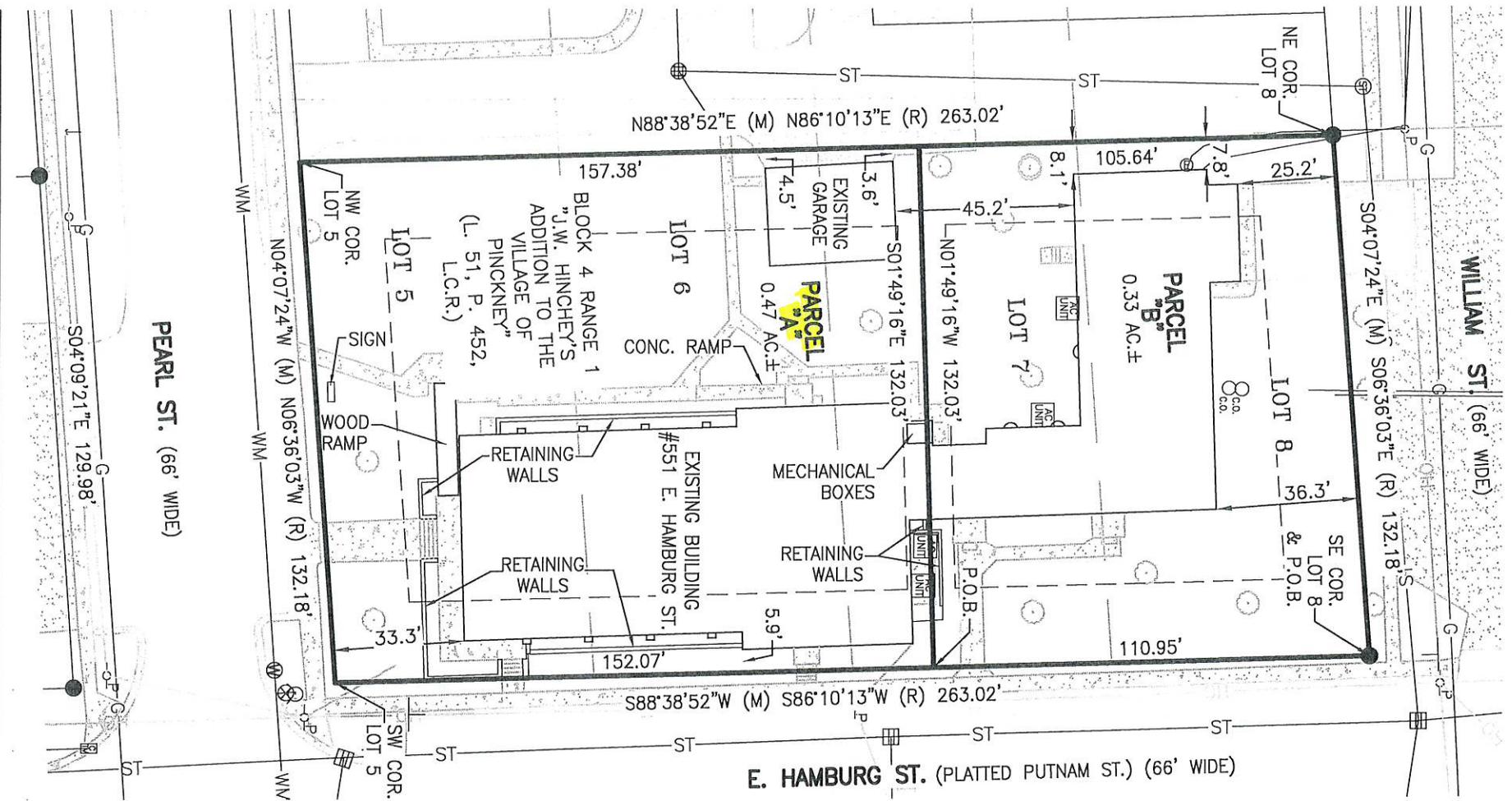
SCALE: 1 INCH = 40 FEET

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





PROPOSED LAND DIVISION EAST OF PEARL



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, EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. 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.
4. THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.
5. 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

- P = POWER POLE
 - G = GUY WIRE
 - H = HYDRANT
 - V = WATER GATE VALVE
 - W = WATER MANHOLE
 - M = MANHOLE
 - S = STORM MANHOLE
 - C = STORM CATCH BASIN (ROUND OR BEEHIVE)
 - B = STORM CATCH BASIN
 - R = CABLE TV RISER
 - S = SANITARY SEWER
 - M = WATER MAIN
 - S = STORM SEWER
 - E = GAS MAIN
 - C = ELECTRIC
 - T = CABLE TV (AT&T)
 - W = OVERHEAD WIRES
 - L = LIBER
 - P = PAGE
 - L.C.R. = LIVINGSTON COUNTY RECORDS
- ▭ ASPHALT
 - ▭ CONCRETE
 - ▭ GRAVEL

DESCRIPTION:

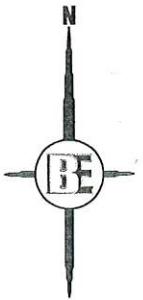
PART OF THE SW 1/4 OF SECTION 23,
T1N-R4E, VILLAGE OF PINCKNEY, LIVINGSTON
COUNTY, MICHIGAN

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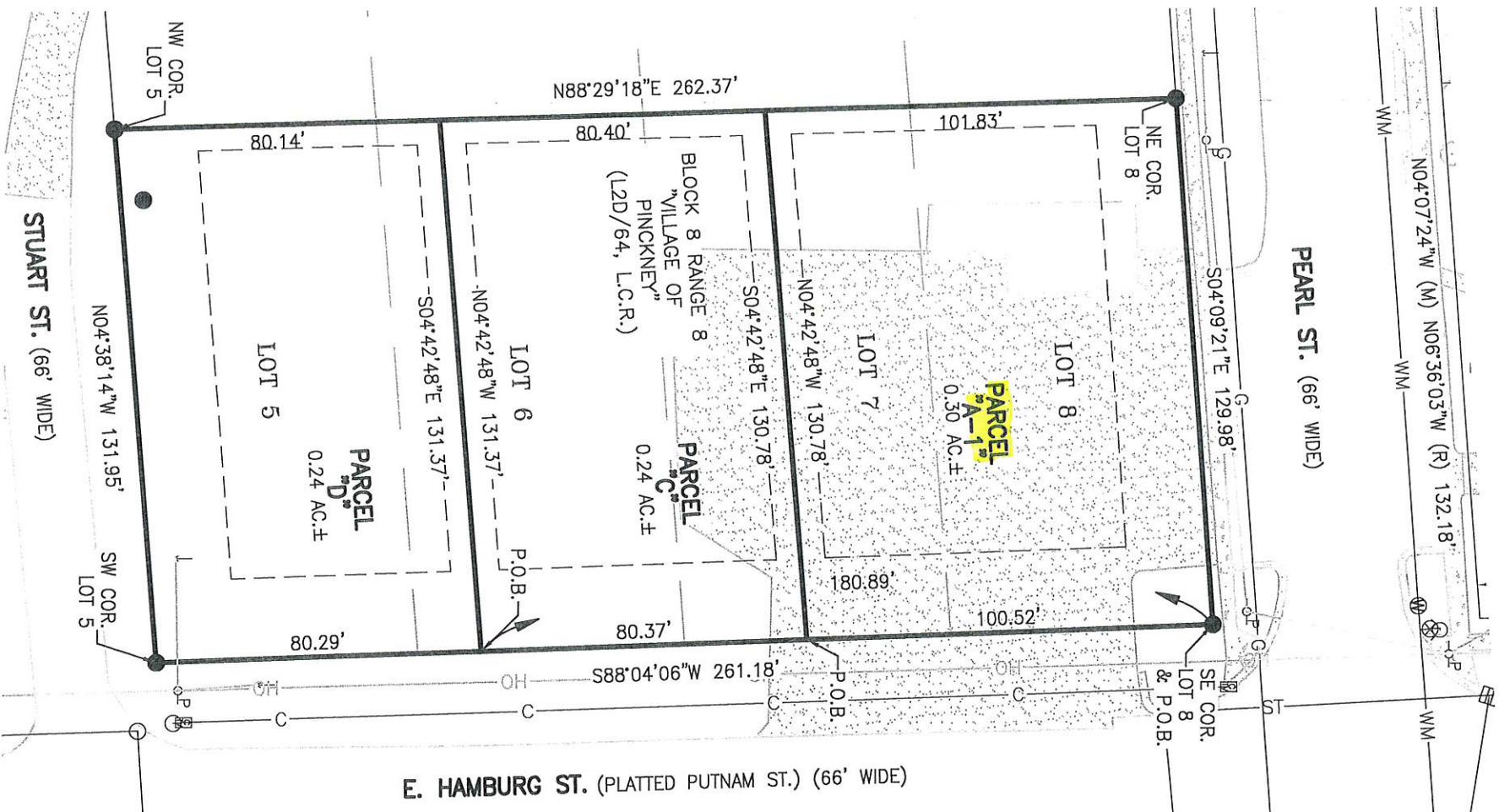
CLIENT:	B5 CONTRACTING		
JOB NO.	25-397	DATE	12-19-25
SHEET	3 OF 6	FB 642	CREW TG/SS DR. TE CK.
SCALE: 1 INCH = 40 FEET			

STATE OF MICHIGAN
TREVOR MICHAEL
EHREDT
PROFESSIONAL SURVEYOR
License NO. 4001071366

LIVINGSTON COUNTY
RECORDS



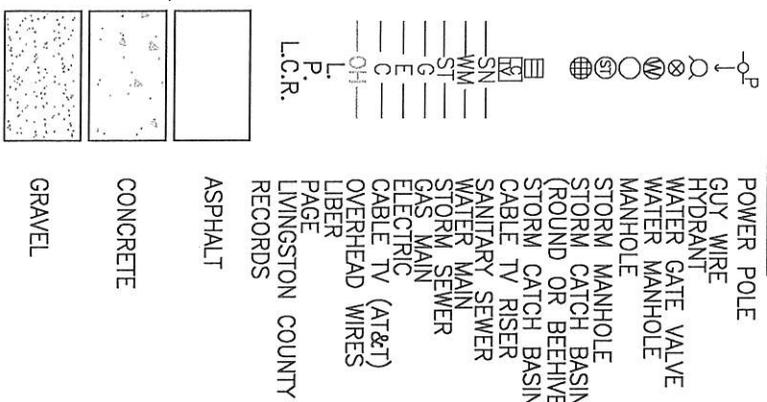
PROPOSED LAND DIVISION WEST OF PEARL



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, EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
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4. THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.
5. 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



DESCRIPTION:

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

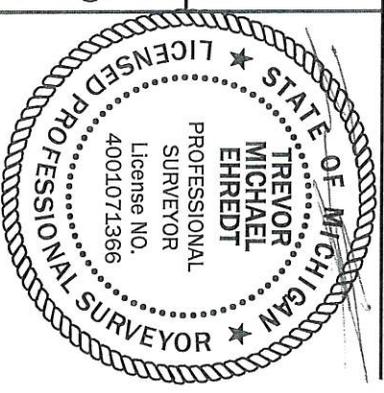


Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48943
517.546.4836 FAX 517.548.1670

CLIENT:	B5 CONTRACTING		
JOB NO.	25-398	DATE	12-19-25
SHEET	4 OF 6	FB 642	CREW TG/SS
		DR. TE	CK.



○	= IRON SET
⊙	= 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 Hinchey 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.

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:

Lots 5, 6 and part of Lot 7, Block 4, Range 1, of JW Hinchey'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.

Also including PARCEL A-1:

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:

Lot 8 and part of Lot 7, Block 4, Range 1, of JW Hinchey'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 C:

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.

G:\25-398\SURVEY\DOCS\25-397&25-398_Land Division and Reconfiguration.docx
December 19, 2025
Revised: February 2, 2026

Job Number: 25-398
Sheet: 5 OF 6



3121 E. GRAND RIVER
HOWELL, MICHIGAN
517-546-4836
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Trevor Michael Ehredt, P.S., P.E.

PARCEL D:

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. Part of Block 4, Range 1, of JW Hinchey'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
3. 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

Revised: February 2, 2026

Job Number: 25-398

Sheet: 6 OF 6



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