



## Planning Commission

Larry Fox, Chairperson      Summer L. McMullen, Trustee  
Michael Mitchell, Vice-Chairperson      Keith Voight, Secretary  
Michelle LaRose, Commissioner      Sue Grissim, Commissioner  
Tom Murphy, Commissioner

### Planning Commission Meeting Agenda

Online via WebEx at: <https://hartlandtownship-214.my.webex.com/hartlandtownship-214.my/j.php?MTID=mfcab0959f50d6f8a60087feb35c1783e>

Thursday, January 14, 2021

7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to Public
6. Old and New Business
  - a. [Site Plan #20-014 Private Shared Driveway \(Riccardi\)](#)
7. Call to Public
8. Planner's Report
9. Committee Reports
10. Adjournment

In accordance with Public Act 228 of 2020, Hartland Township public meetings may be held virtually until further notice.

Agendas and Minutes are published on the Hartland Township website at:

<https://www.hartlandtwp.com/meetings>

All virtual meetings are posted to Hartland Township's YouTube page within 48 hours of the conclusion of said meetings at: <https://www.youtube.com/channel/UCMQRfj949pT7c7PRasKMcFQ/videos>

The public may attend or participate in public comment at public meetings virtually, by following any of the steps below:

**Via WebEx (on-line meetings):** <https://hartlandtownship-214.my.webex.com/hartlandtownship-214.my/j.php?MTID=mfcab0959f50d6f8a60087feb35c1783e>

**Via the WebEx app**

- Join a meeting, with meeting number: 126 806 3322
- Enter the meeting password: HTWP18 (ensure there are no spaces before or after the password)

**Via a cellular phone:**

- Dial number 1-(415)-655-0001
- When prompted enter meeting ID: 1268063322, then press #
- When prompted enter password: 489718, then press #

**Via a landline phone (US Tolls may apply):**

- Dial 1-415-655-0001
- When prompted enter meeting ID: 1268063322, then press #
- When prompted enter password: 489718, then press #

Using WebEx Helpful Videos:

How to Join a WebEx Video Conference Meeting: <https://www.youtube.com/watch?v=fE5FnEUKtaE>

Manage Audio and Visual Preferences for a WebEx Meeting:

<https://www.youtube.com/watch?v=VEIbXzZCWjw>

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director  
**Subject:** Site Plan #20-014 Private Shared Driveway (Riccardi)  
**Date:** January 7, 2021

## Recommended Action

**Move to approve approval of Site Plan Application #20-014**, a request to construct a private shared driveway which is intended to provide access to two (2) single-family residential lots, which will be created under a separate land division application.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated January 7, 2021.
2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Hartland Deerfield Fire Authority, and any other governmental agency.
3. Approval of the proposed shared driveway does not include approval of any future land divisions.
4. The proposed easement maintenance agreement shall comply with the requirements of the Township Attorney.
5. (Any other conditions the Planning Commission deems necessary).

## Discussion

**Applicant:** Joseph Riccardi

### Site Description

The applicant is intending to submit a land division application for a boundary line adjustment that involves two (2) undeveloped parcels. The subject parcels are on the west side of Pleasant Valley Road, south of Lone Tree Road, in Section 35 of the Township. Each parcel is zoned CA-Conservation Agricultural. As presented on the submitted surveys, in their current configuration, Parcel 1 is approximately 1.99 acres in size and has approximately 522 feet of frontage along Pleasant Valley Road (Tax ID #4708-35-200-014). Parcel 2 is approximately 20.672 acres in size and is a land-locked parcel with no frontage along a public road (Tax ID #4708-35-200-008).

The CA zoning district requires a minimum lot area for single-family detached dwellings, of two (2) acres and a minimum lot width/frontage of 200 feet.

Each property is designated as Estate Residential on the Township’s 2015 Future Land Use Map. The Estate Residential designation is intended to permit new residential developments on lots with an average density of two or more acres per dwelling unit.

The surrounding adjacent properties on the north, south, and west are zoned CA-Conservation Agricultural. Properties on the east side of Pleasant Valley Road are also zoned CA. These same properties are designated as Estate Residential on the Township’s 2015 Future Land Use Map.

### **Project Summary**

The applicant is requesting approval for the construction of a private shared driveway which is intended to serve two (2) single-family residential lots, which are to be created under a separate land division application for a boundary line adjustment for Parcel 1 and Parcel 2. Based on the submitted survey, each resultant parcel will meet the CA-Conservation Agricultural minimum standards for lot area (2 acres minimum) and frontage on a public or private road (200 feet of frontage/lot width).

Per the applicant the Livingston County Road Commission (LCRC) will not approve or issue separate driveway permits for Parcel 1 and Parcel 2, in their proposed configuration. As a result, the applicant is proposing a shared driveway to provide access to each parcel. A 22-foot wide, gravel, shared driveway is proposed with an associated 66-foot wide ingress/egress easement. The shared driveway access from Pleasant Valley Road is found on Resultant Parcel 2. The driveway travels west for approximately 240 feet, and ends in a T-turnaround, with driveway stubs into Resultant Parcel 1 and Parcel 2.

Per the Township's Zoning Ordinance, the Township's Land Division Ordinance, and the State's Land Division Act, a new property cannot be created that does not have frontage on a public road, private road, or shared driveway. The applicant is seeking approval for a shared driveway. A shared driveway requires approval from the Planning Commission.

### **Review Procedure for a Shared Driveway**

The applicant is requesting approval for the construction of a private shared driveway which is intended to serve two (2) single-family residential lots, to be created under a separate land division application. Section 5.23 of the Zoning Ordinance provides review and approval standards and procedures for shared driveways. Shared driveways require approval from the Planning Commission. This memorandum will outline the requirements for a shared driveway and discuss the proposed plan and its compliance with the ordinance standards.

Section 5.23 of the Zoning Ordinance outlines that a land division cannot be approved prior to approval of a shared driveway or private road application. As a note, the Planning Commission will not approve the actual land division; however, the Planning Commission has the authority to approve a shared driveway. The shared driveway will provide the legal access and the required lot width for the proposed land division/boundary line adjustment. The land division request and application will be reviewed and approved administratively at a later date if and when the shared driveway is approved, constructed, and accepted.

### **Shared Driveway Standards**

A private shared driveway is proposed, with access from Pleasant Valley Road. The shared driveway is gravel and is 22 feet in width, to be constructed within a 66-foot wide driveway easement. The cross section drawing of the shared driveway shows an open ditch system, with a 22-foot wide, gravel road surface, with a 2-foot shoulder on either side, for a total width of 26 feet, within a 66-foot easement. The shared driveway ends in a T-turnaround, with driveway access shown to each parcel.

Following is an overview of the standards for a shared driveway as they exist in the Zoning Ordinance. Staff has provided comments on various sections, outlined in italics.

- Section 2 of the Township's Zoning Ordinance defines the term "Driveway, Shared" with the key element being that a shared driveway can only serve two single-family dwelling units. *The shared driveway provides access to two (2) single-family parcels.*

- Section 5.2 of the Township’s Zoning Ordinance requires all lots that are created shall have frontage on an improved public or private road, or shared driveway. The frontage shall be maintained for the full required width of the lot or parcel in accordance with the minimum width specifications established in Section 3.1, Districts Established of this Ordinance. *Each of the resultant parcels appears to comply with the zoning district (CA-Conservation Agricultural) requirements with regard to the minimum lot width requirement (minimum 200 feet lot width), based on the submitted plan.*

*The following chart summarizes the proposed lot area and lot width for the two (2) resultant parcels:*

<b>Parcel #</b>	<b>Lot Area (2 AC min.)</b>	<b>Lot width/frontage Pleasant Valley Road (200 FT min.)</b>	<b>Lot width/frontage Shared driveway (200 FT min.)</b>
<i>Resultant Parcel 1</i>	<i>4.176 acres</i>	<i>241.53 feet</i>	<i>284.76 feet</i>
<i>Resultant Parcel 2</i>	<i>18.486 acres</i>	<i>233.5 feet</i>	<i>239.62 feet</i>

- Section 5.23 outlines the standards for a private road or shared driveway. A complete application is required and includes the application; construction plans for the private road or shared driveway; private road or share driveway easement; easement maintenance agreement; and proof of ownership. *The applicant has provided all of the above with the exception of several items as noted in the body of this report.*
- Section 5.23.4. outlines the construction plan requirements for a private road or shared driveway. Section 5.23.4.B.x. requires a proposed cross section drawing showing the type and depth of base and surface materials of the proposed private road. *The applicant has provided a cross section for the shared driveway.*
- Section 5.23.4.B.xi. requires a proposed method of surface drainage and design calculations including storm water detention or retention systems or facilities. *The applicant has provided a cross section for the shared driveway, that shows an open ditch system for drainage on either side of the shared driveway.*
- Section 5.23.4.B.xii. requires proposed public and private utility locations. *The applicant has not provided this information.*
- Section 5.23.4.C. requires a construction cost estimate. *The applicant has not provided this information.*
- Section 5.23.6. outlines the minimum shared driveway standards.
  - A. A shared driveway is intended to serve as access for two (2) single-family dwelling units or parcels. *The proposed shared driveway will only serve two (2) single-family parcels.*
  - B. Shared Driveway Construction standards. At a minimum, shared driveway construction shall consist of the removal of all unsuitable soil and placement of six (6) inches of suitable gravel and shall withstand single axle weights of not less than twenty-two (22) tons. Shared driveway easements shall have an unobstructed (except for approved security gates) travel width of not less than twenty-two (22) feet. Maximum length of a shared driveway is six hundred (600) feet. Any additional length will require meeting standards in this Article requiring an approved cul-de-sac or T-turnaround.

*The proposed shared driveway complies with the standards for driveway width (22 feet). The shared driveway providing access to Parcel 1 and Parcel 2 is approximately 240 feet in length and a T-turnaround is provided.*

*The standards for a cul-de-sac or T- turn-around are outlined in Section 5.23.5.C. Similar to the requirements for a shared driveway, being twenty-two (22) feet in width, the T-turnaround is also required to be twenty-two (22) feet in width, with a sixty-six (66) foot wide right-of-way. The proposed T-turnaround complies with those requirements.*

*The Township's Engineer will review the construction plans for compliance with the required standards. The Hartland Deerfield Fire Authority has provided comments in the letter dated November 19, 2020.*

- C. A shared driveway easement agreement in recordable form shall be required. It shall meet the following requirements:
- i. A detailed legal description. *The applicant has provided a legal description of the proposed shared driveway easement.*
  - ii. Emergency and public vehicle access. *The Fire Marshal has accepted the proposed shared driveways subject to the conditions outlined in the letter dated November 19, 2020.*
  - iii. Non-interference. The terms of the easement shall prohibit any property owner served by the shared driveway from the restricting or interfering with the normal ingress and egress of other property owners, their families, guests, invitees, licensees, or others traveling to or leaving any of the properties served by the shared driveway. *The applicant has provided an easement agreement for the shared driveway.*
  - iv. Initial Costs of construction. *The applicant has not provided an estimate.*
  - v. Setback from existing structures. *Not applicable as the subject properties are undeveloped.*
- D. Easement Maintenance Agreements. *The applicant has provided easement maintenance agreements for the shared driveways.*

**Other Requirements-Zoning Ordinance Standards**

Nothing at this time.

**Township Engineer's Review**

The Township Engineering Consultant (Hubble, Roth and Clark, HRC) recommends approval subject to items being addressed in the letter dated November 28, 2020.

**Hartland Deerfield Fire Authority Review**

Please see the review letter from the Hartland Deerfield Fire Authority dated November 19, 2020. The Fire Authority recommends approval subject to the contingencies noted in the review letter.

**Hartland Township DPW Review**

No comments at this time.

**Attachments**

1. Township Engineer (HRC) letter dated November 28, 2020 – *PDF version only*
2. Hartland Deerfield Fire Authority letter dated November 19, 2020 – *PDF version only*
3. Draft version of Ingress and Egress Easement Maintenance Agreement – *PDF version only*

Site Plan #20-014 Private Shared Driveway (Riccardi)

January 7, 2021

Page 5

4. Survey and Shared Driveway Plan dated October 26, 2020 – *PDF version only*

CC:

HRC, Twp Engineer (via email)

Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2020 Planning Commission Activity\Site Plan Applications\SP #20-014 Riccardi Shared Driveway\Staff Reports\SP #20-014 Riccardi staff report 01.07.2021.docx

November 28, 2020

Hartland Township  
2655 Clark Road  
Hartland, MI 48353

Attn: Mr. Troy Langer, Planning Director

Re: Construction Plan Review  
Riccardi Shared Driveway

HRC Job No. 2020977.02

Dear Mr. Langer:

As requested, this office has reviewed the survey document plans for the above project as prepared by Monument Engineering Group Associates, Inc. (dated October 7, 2020). We have no objections to approval of the proposed shared driveway subject to the Developer obtaining the necessary County Road Right-of-Way Construction and Soil Erosion Permits.

Construction observation for the proposed shared driveway will be required at the following stages of construction:

1. After the subgrade has been rough cut to the plan elevation.
2. After placement of the aggregate base.
3. Final inspection once the work has been completed and vegetation is established.

The developer should contact Warren Kelley of this office at 248.535.3366 to schedule the above inspections.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Michael P. Darga, P.E.

MPD/mpd

pc: Hartland Twp; M. Wyatt, J. Whitbeck  
HRC; R. Alix, W. Kelley, File





HARTLAND DEERFIELD FIRE AUTHORITY

# FIRE MARSHALS OFFICE

Hartland Area Fire Dept.  
3205 Hartland Road  
Hartland, MI. 48353-1825

Voice: (810) 632-7676

E-Mail: [jwhitbeck@hartlandareafire.com](mailto:jwhitbeck@hartlandareafire.com)

November 19, 2020

To: Hartland Township Planning Commission  
2655 Clark Road  
Hartland Rd, Hartland MI 48353

Re: Riccardi Survey and Shared Driveway Plan dated October 7, 2020

Upon review and consideration for the Township Ordinance, this project meets the fire departments accessibility needs with the following parameters:

- Private drive width to be established and continuously maintained at or beyond 20'.
- Height to be established and continuously maintained at or above 13'6".
- Surface to be established and continuously support an axel weight of 33,000 lbs.
- All addresses serviced off of the drive to be posted and be clearly visible from the centerline of the main private drive for each driveway and from the centerline of Pleasant Valley Road at the connection to the private drive.

While not addressing any other Hartland Township Ordinance/Zoning requirements or actions of the Township, with these contingencies, the fire department recommends approval.  
Please contact us with any questions or changes to the application.

Yours In Fire Safety,

Jenn Whitbeck  
Fire Inspector

## INGRESS AND EGRESS EASEMENT MAINTENANCE AGREEMENT

The Owner(s) identified herein do hereby agree to an Ingress and Egress Easement Maintenance Agreement for Parcel 1 (as described on Exhibit A) and 2 (as described on Exhibit B) being serviced by a 66 foot wide Private Driveway Easement for Ingress, Egress and Public and Private Utilities herein after referred to as "The Driveway" (as described on Exhibit C), as follows:

1. The Driveway shall be the entire shared driveway located within the 66 foot wide easement extending from Pleasant Valley Road across Parcel 2 as set forth on Exhibit C. The Driveway shall be constructed in accordance with Hartland Township standards and specifications prior to the issuance of a Land Use Permit by Hartland Township for Parcel 2. If either owner of Parcel 1 or 2 builds first that owner shall be responsible for 100% of the cost to maintain the entire driveway. When the owner of the second parcel obtains a building permit he will begin to share equally in the cost of maintaining the driveway accessing Pleasant Valley Rd. described herein, regardless of the location that each parcel gains access to the Driveway. Such share of the cost shall be based upon Parcels herein, each parcel being one unit or share, and subject to the conditions and definitions herein after set forth.
2. The Owners shall keep the Driveway accessing Pleasant Valley Rd. reasonably safe and convenient for passage of motor vehicles and maintained in a good working order. The Driveway shall be maintained, repaired, and improved in the manner set forth below. For purposes of this Agreement, "maintenance" shall include, but not be limited to, snow removal, ice removal, debris removal and similar activities. "Repairs" shall include, but are not limited to: grading, surfacing, filling, patching, maintenance of the driveway drainage system, maintenance of unobstructed vision at any intersection with a public/private road, and maintaining the driveway in a safe and useable condition for vehicular access. "Improvements" shall include, but not be limited to, installation, replacement or addition of gravel, pavement or plantings, retaining walls and similar activities.
3. So long as the current Owner of Parcel 2 has any ownership interest in Parcel 2, the Owner of Parcel 1 hereby irrevocably designates the Owner of Parcel 2 to act as agent for such Parcel Owner to contract for the maintenance, repair and improvement of the roadway, in the Owner of Parcel 2's sole discretion.

At such time as the current Owner of Parcel 2 no longer has any ownership interest in Parcel 2, the then Owners shall meet each calendar year on the second Tuesday of April, or at such time as the Owners unanimously determine, to review and discuss the necessity of roadway maintenance and to appoint one of the Owners to act as agent for the upcoming twelve months. Any action under this Declaration shall be taken by unanimous vote, with each individual property being entitled to one vote, regardless of the number of parcel Owners for that property. Appointment of the agent shall be by unanimous vote. The agent appointed by the Parcel Owners shall be authorized to solicit bids and contract for

the ordinary maintenance, repair, and improvement of the roadway as the Agent deems necessary, including, but not limited to, scheduling regular snow removal, regular cutting of weeds and grass, surface grading, resurfacing, and/or resealing at regular intervals. The Agent shall have the authority to contract for ordinary maintenance without a majority vote of the Parcel Owners. Ordinary maintenance shall be defined as work costing less than \$1,000.00. All other maintenance, repairs and improvements must be affirmed by unanimous vote.

The Parcel Owners shall be responsible for and pay the proportionate cost of maintaining the Driveway with each parcel bearing an equal share. The cost of maintenance shall be paid within thirty days after receipt of written notice of the Parcel Owner's share of the cost of the maintenance, repair or improvement.

Each Parcel Owner shall bear at his own expense any cost of repairing the roadway caused by "Extraordinary Use" related to their parcel. "Extraordinary Use" includes, but is not limited to movement of construction equipment, moving vans, commercial trucks or other heavy loads, movement of recreational vehicles or increased usage not ordinarily consistent with normal residential or vehicular traffic.

5. Any costs incurred for normal maintenance or major capital improvements of said easement as described herein shall be a burden upon the land with a lien therefore against any parcel for which the costs have not been paid by the owner or owners of any such parcel. Such lien shall attach upon the recording of an affidavit by the owners of the other Parcel which is subject to and liable for such cost. Such affidavit shall set forth the description of the parcel or property against which the lien is claimed, whether the expenditure is for normal maintenance, repairs or improvements, the total amount of the expenditure, the portion attributable to such parcel or property, and the date or dates of such expenditures. A copy of such affidavit shall be sent to the owner or owners of such parcel against which the lien is claimed by regular mail, with postage prepaid, at the last known of such owner or owners.
6. The Owner or Owners of each parcel shall be separately responsible to repair and pay for the cost thereof, of any damage caused to the easement due to extraordinary use. In the event that any Owner or Owners, or their agents, employees or invitees cause the type of damage described herein shall fail to make the necessary repairs, the remaining Parcel Owner may do so after fifteen (15) days advance notice to such Owner or Owners of their intention to make such repairs, and any costs so expended shall be a burden upon the land of such Owner or Owners with a lien enforceable as set forth herein.
7. This Driveway Maintenance Agreement shall be recorded with the Livingston County Register of Deeds. Any person or legal entity acquiring an ownership interest in the lands describe herein, does, by the acquisition of such ownership, interest, agree to be obligated to pay for the Driveway Maintenance according to the terms of this agreement.

8. The undersigned acknowledges that the Township of Hartland does not have any legal responsibility or financial obligation to (a) establish a special assessment district for the maintenance or improvement of the Driveway to be constructed, or (b) to collection of any monies for maintenance or improvement, of the Driveway, or (c) to maintain the Driveway.
9. No public funds of the Township of Hartland are to be used to build, repair or maintain the Driveway.
10. This agreement grants easements to the public for purposes of emergency and other public vehicles and for whatever public utility services are necessary.
11. The Owners of any and all of the property using the Driveway shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other Owners. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesmen, delivery persons, and others bound to or returning from any of the properties and having a need to use the Driveway.
12. The Owners of parcels subject to this agreement by accepting a conveyance of interest in the property subject to the Easement Maintenance Agreement do hereby agree to indemnify and save harmless the Township of Hartland from any causes of action or liability which may be created by reason of the Owner's maintenance of the Driveway. This indemnification provision shall apply only to the Owners of the described parcels at the time an alleged cause of action arises.
13. The covenants and restrictions set forth herein may not be modified or rescinded except upon the agreement of all owners of the affected property.
14. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words of a singular number shall be held to include the plural, and vice-versa, unless the context requires otherwise.

IN WITNESS WHEREOF, the Owners hereto have hereunto set their hands and seals on the day and year as hereinafter set forth.

Owner(s) of Parcel 1:

\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_

Owner(s) of Parcel 2:

\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF                    )  
                                  )ss.  
COUNTY OF                )

On \_\_\_\_\_ before me personally appeared  
\_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
person(s) described in and who executed the foregoing instrument, and acknowledged that it was  
executed as a free act and deed.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires:  
Acting in \_\_\_\_\_ County

STATE OF )  
 )ss.  
COUNTY OF )

On \_\_\_\_\_ before me personally appeared  
\_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
person(s) described in and who executed the foregoing instrument, and acknowledged that it was  
executed as a free act and deed.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires:  
Acting in \_\_\_\_\_ County

# INGRESS AND EGRESS EASEMENT MAINTENANCE AGREEMENT

## EXHIBIT A

### LEGAL DESCRIPTION OF PARCEL 1

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet; thence along the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), 233.50 feet, along the arc of a curve to the right, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears N20°35'38"E at a distance of 227.24 feet; thence continuing along said centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), N43°39'37"E, 47.47 feet, to the POINT OF BEGINNING of the parcel to be described; thence N46°20'23"W, 24.37 feet; thence 130.42 feet, along the arc of a curve to the left, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears N65°01'16"W at a distance of 128.12 feet; thence N84°39'35"W, 270.71 feet; thence N04°37'25"W, 390.01 feet; thence N86°23'01"E, 269.95 feet; thence S04°37'25"E, 77.49 feet; thence S52°45'14"E, 413.48 feet, to the centerline of Pleasant Valley Road (66 Foot Wide-Public-Right-of-Way); thence along said centerline of Pleasant Valley Road, S43°39'37"W, 241.53 feet, to the POINT OF BEGINNING, containing 4.176 acres. Subject to the rights of the public over Pleasant Valley Road (66 Ft. Wd. R/W), also subject to a 20 Foot Wide Underground Utility Easement for Detroit Edison as described in Liber 1415-Page 216, also subject to a 66 Foot Wide Ingress/Egress Easement as described below, also subject to any other easements or restrictions of record.



# INGRESS AND EGRESS EASEMENT MAINTENANCE AGREEMENT

## EXHIBIT B

### LEGAL DESCRIPTION OF PARCEL 2

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet, to the POINT OF BEGINNING of the parcel to be described; thence N02°28'20"W, 123.52 feet; thence S86°26'40"W, 1357.75 feet; thence N03°32'55"W, 664.87 feet; thence N86°23'01"E, 1076.74 feet; thence S04°37'25"E, 390.01 feet; thence S84°39'35"E, 270.71 feet; thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet; thence S46°20'23"E, 24.37 feet, to the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W); thence continuing along said centerline of Pleasant Valley Road, S43°39'37"W, 47.47 feet; thence 233.50 feet, along the arc of a curve to the left, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears S20°35'38"W at a distance of 227.24 feet, to the POINT OF BEGINNING, containing 18.486 acres. Subject to the rights of the public over Pleasant Valley Road (66 Ft. Wd. R/W), also subject to a 20 Foot Wide Underground Utility Easement for Detroit Edison as described in Liber 1415-Page 216, also subject to a 66 Foot Wide Ingress/Egress Easement as described below, also subject to any other easements or restrictions of record.



# INGRESS AND EGRESS EASEMENT MAINTENANCE AGREEMENT

## EXHIBIT C

### LEGAL DESCRIPTION OF 66 FOOT WIDE INGRESS/EGRESS EASEMENT

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet; thence along the centerline of Pleasant Valley Road (66 Foot Wide-Public-R/W), 233.50 feet, along the arc of a curve to the right, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears N20°35'40"E at a distance of 227.24 feet; thence continuing along said centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), N43°39'37"E, 47.47 feet, to the POINT OF BEGINNING of the 66 Foot Wide Ingress/Egress Easement to be described; thence along the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), S43°39'37"W, 47.47 feet; thence 18.54 feet, along the arc of a curve to the left, said curve has a radius of 290.00 feet, a central angle of 03°39'49", and a chord which bears S41°49'42"W at a distance of 18.54 feet; thence N46°20'23"W, 24.96 feet; thence 89.62 feet, along the arc of a curve to the left, said curve has a radius of 134.00 feet, a central angle of 38°19'13", and a chord which bears N65°29'59"W at a distance of 87.96 feet; thence N84°39'35"W, 150.00 feet; thence N05°20'25"E, 66.00 feet; thence S84°38'57"E, 153.34 feet; thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet; thence S46°20'23"E, 24.37 feet, to the POINT OF BEGINNING.

# CERTIFIED SURVEY MAP

**RECORDING INFORMATION**

THIS IS ATTACHED TO AND MADE PART OF THE SKETCH TO FOLLOW.

**Scope of Survey**

Monument Engineering Group Associates, Inc. (MEGA) was contracted to perform a property line adjustment for Tax ID's 4708-35-200-008 & 4708-35-200-014, located Northeast 1/4 of Section 35, Town 3 North, Range 6 East, Hartland Township, Livingston County, State of Michigan.

**References**

- Desine Inc., Job No.: 1-08-35-5610, Dated: 11/30/00, as recorded in Liber 3097, Page 0951, Livingston County Records
- David White land Surveying, PLLC, Job No.: 180701, Dated: 7/10/18
- Warranty Deed, Dated: 9/04/18, as recorded in Doc. No. 2018R-025657, Livingston County Records

**Bearing Reference**

Bearings are based on Project Coordinate System:  
Michigan State Plane Coordinate System, NAD83 (Conus) (Mol) (GRS80), South Zone 2113, International Feet, Ground (Lat: 42°36'55.48"N, Lon: 83°42'10.81"W, Elev: 1039', Scale Factor: 1.00013169).

**Sections corner Witnesses**

***Northeast corner Section 35, T3N-R6E***

Found 30" x 1-1/4" iron pipe with 6" break-off pipe and brass cap marked "Livingston County Monument Corner", as described and recorded in L.S.C. #151m, Livingston County Records.

***East corner Section 35, T3N-R6E***

Found 30" x 1-1/4" iron pipe brass cap marked "Livingston County Monument Corner", as described and recorded in L.S.C. #149m, Livingston County Records.

***Center of Section 35, T3N-R6E***

Found 1/2" bar in woods, no occupation to North-South and East-West.

West	26.92'	Found Spike North side of Twin 6" Elm Tree
N40°E	11.22'	Set Nail & Tag in West side of 26" Oak Tree
S40°E	28.25'	Set Nail & Tag in Southwest side of 24" Oak Tree
S35°W	19.72'	Set Nail & Tag in East side of 4" Elm Tree

**Certification**

I, Allan W. Pruss, P.S., 4001044284 being a Licensed Professional Surveyor, hereby certify to the client named hereon that I have surveyed and mapped the parcel(s) hereon described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

	<p><b>INNOVATIVE GEOSPATIAL &amp; ENGINEERING SOLUTIONS</b></p>  <p>298 VETERANS DRIVE FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512 monumentengineering.com</p> <p><small>SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOB)</small></p>	<p>CLIENT: <b>SAN MARNO EXCAVATING INC.</b></p>
	<p>LAST REVISION: 10/7/20</p>	<p>DATE: 5/28/20</p>
<p>SCALE: N/A</p>	<p>SHEET: 1 of 10</p>	<p>FILE : 20-031_Bndy</p>
		<p>DR. BY: BN, MN    CHK BY: MB, AP</p> <p>JOB No. 20-031</p>

# CERTIFIED SURVEY MAP

(PROPERTY LINE ADJUSTMENT)

(TAX IDs: 4708-35-200-008 & 4708-35-200-014)

## Legal Description (As Provided)

(Per Warranty Deed as recorded in Document #2018R-025657, Livingston County Register of Deeds)

### Parcel 1

Part of the Northeast 1/4 of Section 35, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan described as commencing at the Northeast corner of said Section; thence South 0 degrees 15 minutes East 586.50 feet, along the east line of said Section; thence South 17 degrees 06 minutes 54 seconds West 271.35 feet; thence South 37 degrees 54 minutes 54 seconds West 495.68 feet; thence South 57 degrees 12 minutes 24 seconds West 500.00 feet; thence South 46 degrees 55 minutes 54 seconds West 267.00 feet to the point of beginning, thence South 46 degrees 55 minutes 54 seconds West 289.00 feet to point of curve; thence along centerline of said curve to left radius of 290.00 feet, through a central angle of 46 degrees 08 minutes 30 seconds, are distance 233.54 feet, long chord bearing South 23 degrees 51 minutes 39 seconds West 227.28 feet; thence North 0 degrees 47 minutes 24 seconds East 123.52 feet; thence North 1 degrees 25 minutes West 550.98 feet; thence South 49 degrees 29 minutes 24 seconds East 414.23 feet to the point of beginning.

### Parcel 2

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

## Legal Description (As Provided)

(Per David White land Surveying, PLLC, Job No.: 180701, Dated: 7/10/18)

### PARCEL 1 – Livingston Co. Tax ID #4708-35-200-014

Part of the Northeast 1/4 of Section 35, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, described as:

Commencing at the East 1/4 corner of Section 35, Town 3 North, Range 6 East; thence North 89 degrees 51 minutes 27 seconds West, along the East-West 1/4 line of Section 35, 1320.15 feet; thence North 01 degree 10 minutes 41 seconds East, along the centerline of Pleasant Valley Road (66 feet wide) and the East line of the Southwest 1/4 of the Northeast 1/4 of Section 35 (as monumented), 582.53 feet to the Point of Beginning;

thence continuing along said East line as monumented the following two (2) courses:

- (1) North 01 degree 10 minutes 41 seconds East 123.52 feet; and
- (2) North 00 degrees 58 minutes 24 seconds West 550.44 feet;

thence South 49 degrees 06 minutes 13 seconds East 413.48 feet;

thence along the centerline of Pleasant Valley Road the following two (2) courses:

- (1) South 47 degrees 18 minutes 38 seconds West 289.00 feet, and
- (2) Southwesterly 233.50 feet along the arc of a curve to the left, radius 290.00 feet, central angle 46 degrees 07 minutes 57 seconds, with a chord bearing South 24 degrees 14 minutes 41 seconds West 227.24 feet to the Point of Beginning. Containing 86,701 square feet or 1.990 acres, more or less. Subject to the rights of the public in Pleasant Valley Road.

### PARCEL 2 - Livingston Co. Tax ID #4708-35-200-008

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, described as:

Commencing at the East 1/4 corner of Section 35, Town 3 North, Range 6 East; thence North 89 degrees 51 minutes 27 seconds West, along the East-West 1/4 line of Section 35, 1320.15 feet; thence North 01 degree 10 minutes 41 seconds East, along the centerline of Pleasant Valley Road (66 feet wide) and the East line of the Southwest 1/4 of the Northeast 1/4 of Section 35 (as monumented), 667.56 feet to the Point of Beginning;

thence North 89 degrees 54 minutes 19 seconds West 1357.14 feet;

thence North 00 degrees 06 minutes 06 seconds East, along the North-South 1/4 line of Section 35, 664.87 feet;

thence South 89 degrees 57 minutes 58 seconds East 1346.69 feet;

thence along the East line of the Southwest 1/4 of the Northeast 1/4 of Section 35 as monumented the following two (2) courses:

- (1) South 00 degrees 58 minutes 24 seconds East 627.93 feet, and
- (2) South 01 degree 10 minutes 41 seconds West 38.49 feet to the Point of Beginning. Containing 900,478 square feet or 20.672 acres, more or less. Subject to the rights of the public in Pleasant Valley Road.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**

Engineering Group Associates  
**MEGA**  
INC.

298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION: 10/7/20

DATE: 5/28/20

SCALE: N/A SHEET: 2 of 10 FILE : 20-031\_Bndy

CLIENT:  
**SAN MARINO EXCAVATING INC.**

NE 1/4, SEC. 35, T3N-R6E, HARTLAND TWP.

(M) – Measured Dist. (R) – Recorded Dist.

● MON – Found Concrete Monument

● FIR/P – Found Iron Rod/Pipe

○ SIR – Set Iron Rod

▲ MAG – Set Magnetic Nail

P.O.B./E. – Point of Beginning/Ending

● – Soil Evaluation Dig

-x-x-x- – Fence

DR. BY: BN, MN CHK BY: MB, AP

JOB No. 20-031

# CERTIFIED SURVEY MAP

## (PROPERTY LINE ADJUSTMENT)

E 1/4 COR.  
SEC. 35  
T3N-R6E  
K-12  
(L.S.C. #149m)

(TAX IDs: 4708-35-200-008 & 4708-35-200-014)

S03°36'34"E(M) 2671.36'(M)  
S00°03'51"E(R) 2672.30'(R)

P.O.C. PARCEL "1"

NE COR.  
SEC. 35  
T3N-R6E  
K-11  
(L.S.C. #151m)

NOW OR FORMERLY  
TAX ID: 4708-35-200-010

EAST LINE OF SECTION 35

FIR #50458  
N: -15.54'  
E: -8.47'

FIR #50458  
S52°45'14"E(M)  
S49°29'24"E(R)  
N: -0.17'  
E: 0.02'

S04°37'25"E(M)  
N01°25'00"W(R)  
550.44'(M)  
550.98'(R)

S02°28'20"E(M)  
38.49'(M)  
P.O.B. PARCEL "2"

N00°47'24"E(R) 582.08'(M)  
N02°28'20"W(M) 582.53'(R)  
123.52'(R&M)

FIR #50458  
N: -0.11'  
E: 0.18'

L=233.54(R)  
L=233.50'(M)  
R=290.00'(R&M)  
Δ=46°08'30"(R)  
Δ=46°07'57"(M)  
LC=S23°51'39"W(R)  
LC=S20°35'38"W(M)  
227.28'(R) 227.24'(M)

1320.69'(M)  
1320.15'(R)

FIR #50458  
N: 0.01'  
E: 0.06'

20 FT. WD. U.G. DET. EDISON ESMT (L-1415, P-216)

**SUBJECT PARCEL 1**  
NOW OR FORMERLY  
TAX ID: 4708-35-200-014  
RICCARDI JOE TRUST  
PLEASANT VALLEY ROAD  
1.980 ACRES

NOW OR FORMERLY  
TAX ID: 4708-35-200-025

NOW OR FORMERLY  
TAX ID: 4708-35-200-007

**SUBJECT PARCEL 2**  
NOW OR FORMERLY  
TAX ID: 4708-35-200-008  
RICCARDI JOE TRUST  
PLEASANT VALLEY ROAD  
20.672 ACRES

NOW OR FORMERLY  
TAX ID: 4708-35-200-038

EAST-WEST 1/4 LINE OF SECTION 35 (AS MONUMENTED)

NOW OR FORMERLY  
TAX ID: 4708-35-200-034

FIR  
N: 0.00'  
E: 0.00'

664.87'(M)  
N03°32'55"W(M)

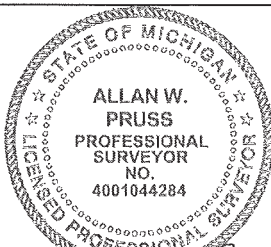
FIR  
N: -0.44'  
E: 0.03'

NOW OR FORMERLY  
TAX ID: 4708-35-100-005

NOW OR FORMERLY  
TAX ID: 4708-35-100-020

C.O.S.  
SEC. 35  
T3N-R6E  
J-12

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°15'00"E(R)	586.50'(R)
L2	S17°06'54"W(R)	271.35'(R)
L3	S37°54'54"W(R)	495.68'(R)
L4	S57°12'24"W(R)	500.00'(R)
L5	S46°55'54"W(R)	267.00'(R)



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS



298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com  
  
SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

CLIENT:

**SAN MARNO EXCAVATING INC.**

NE 1/4, SEC. 35, T3N-R6E, HARTLAND TWP.

- (M) - Measured Dist. (R) - Recorded Dist.
- MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- ▲ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- - Soil Evaluation Dig
- \* \* \* - Fence

LAST REVISION: 10/7/20

DATE: 5/28/20

DR. BY: BN, MN    CHK BY: MB, AP

SCALE: 1"=200'

SHEET: 3 of 10

FILE: 20-031\_Bndy

JOB No. 20-031



# CERTIFIED SURVEY MAP

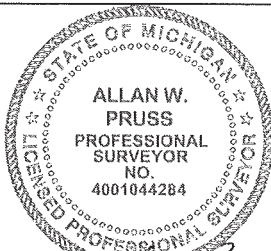
(PROPERTY LINE ADJUSTMENT)  
(TRANSFER PARCEL DESCRIPTIONS)

## Legal Description Transfer Parcel 1 (As Surveyed)

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:  
 Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet;  
 thence N02°28'20"W, 582.08 feet, to the POINT OF BEGINNING of the parcel to be described;  
 thence N02°28'20"W, 123.52 feet;  
 thence N04°37'25"W, 195.22 feet;  
 thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet;  
 thence S46°20'23"E, 24.37 feet, to the centerline of Pleasant Valley Road (66 Foot Wide-Public-Right-of-Way);  
 thence along said centerline of Pleasant Valley Road, S43°39'37"W, 47.47 feet;  
 thence continuing along said centerline of Pleasant Valley Road, 233.50 feet, along the arc of a curve to the left, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears S20°35'38"W at a distance of 227.24 feet, to the POINT OF BEGINNING, containing 0.363 acres.

## Legal Description Transfer Parcel 2 (As Surveyed)

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:  
 Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet;  
 thence N02°28'20"W, 705.60 feet;  
 thence N04°37'25"W, 195.22 feet, to the POINT OF BEGINNING of the parcel to be described;  
 thence 3.34 feet, along the arc of a curve to the left, said curve has a radius of 200.00 feet, a central angle of 00°57'25", and a chord which bears S84°10'52"E at a distance of 3.34 feet;  
 thence N84°39'35"W, 270.71 feet;  
 thence N04°37'25"W, 390.01 feet;  
 thence N86°23'01"E, 269.95 feet;  
 thence S04°37'25"E, 432.71 feet, to the POINT OF BEGINNING, containing 2.549 acres.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**



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 FOWLerville,  
 MICHIGAN 48836  
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 monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
 SMALL BUSINESS (SDVOSB)

LAST REVISION: 10/7/20

CLIENT:

**SAN MARINO EXCAVATING INC.**

NE 1/4, SEC. 35, T3N-R6E, HARTLAND TWP.

- (M) - Measured Dist. (R) - Recorded Dist.
- ⊙ MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- △ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- ⊙ - Soil Evaluation Dig
- \*-\*-\* - Fence

SCALE: N/A

SHEET: 4 of 10

DATE: 5/28/20

FILE : 20-031\_Bndy

DR. BY: BN, MN

CHK BY: MB, AP

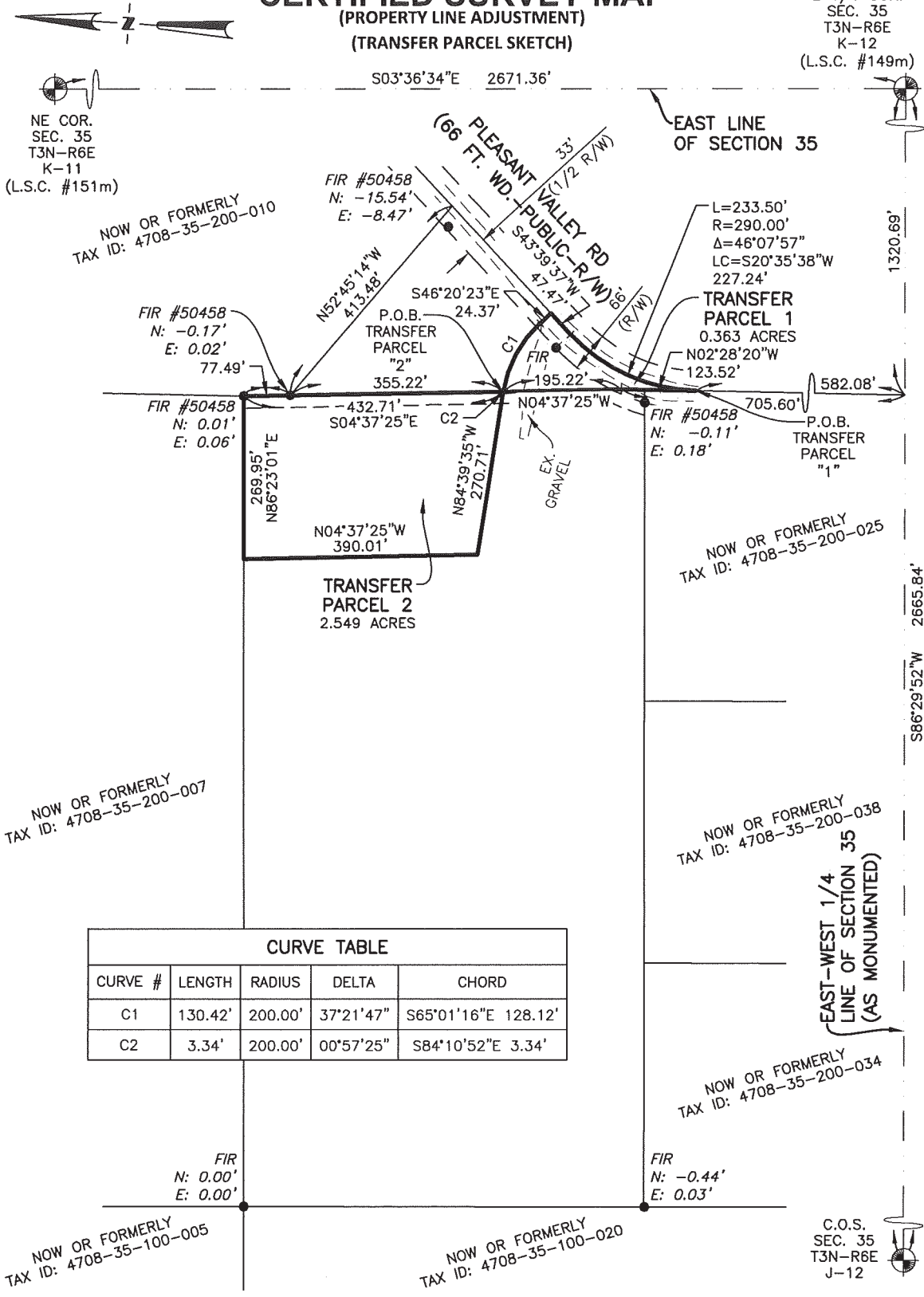
JOB No. 20-031

# CERTIFIED SURVEY MAP

(PROPERTY LINE ADJUSTMENT)

(TRANSFER PARCEL SKETCH)

E 1/4 COR.  
SEC. 35  
T3N-R6E  
K-12  
(L.S.C. #149m)



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	130.42'	200.00'	37°21'47"	S65°01'16"E 128.12'
C2	3.34'	200.00'	00°57'25"	S84°10'52"E 3.34'

STATE OF MICHIGAN  
ALLAN W. PRUSS  
PROFESSIONAL SURVEYOR  
NO. 4001044284

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

Engineering Group Associates  
**MEGA**  
MONUMENT ENGINEERING INC.

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SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION: 10/7/20

DATE: 5/28/20

SCALE: 1"=200' SHEET: 5 of 10 FILE : 20-031\_Bndy

CLIENT:  
**SAN MARINO EXCAVATING INC.**

NE 1/4, SEC. 35, T3N-R6E, HARTLAND TWP.

(M) - Measured Dist. (R) - Recorded Dist.

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○ SIR - Set Iron Rod

△ MAG - Set Magnetic Nail

P.O.B./E. - Point of Beginning/Ending

● - Soil Evaluation Dig

-x-x-x- - Fence

DR. BY: BN, MN CHK BY: MB, AP

JOB No. 20-031

# CERTIFIED SURVEY MAP

(PROPERTY LINE ADJUSTMENT)

(RESULTANT PARCEL 1 DESCRIPTION)

## Legal Description Resultant Parcel 1 (As Surveyed)

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet; thence along the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), 233.50 feet, along the arc of a curve to the right, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears N20°35'38"E at a distance of 227.24 feet; thence continuing along said centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), N43°39'37"E, 47.47 feet, to the POINT OF BEGINNING of the parcel to be described; thence N46°20'23"W, 24.37 feet; thence 130.42 feet, along the arc of a curve to the left, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears N65°01'16"W at a distance of 128.12 feet; thence N84°39'35"W, 270.71 feet; thence N04°37'25"W, 390.01 feet; thence N86°23'01"E, 269.95 feet; thence S04°37'25"E, 77.49 feet; thence S52°45'14"E, 413.48 feet, to the centerline of Pleasant Valley Road (66 Foot Wide-Public-Right-of-Way); thence along said centerline of Pleasant Valley Road, S43°39'37"W, 241.53 feet, to the POINT OF BEGINNING, containing 4.176 acres. Subject to the rights of the public over Pleasant Valley Road (66 Ft. Wd. R/W), also subject to a 20 Foot Wide Underground Utility Easement for Detroit Edison as described in Liber 1415-Page 216, also subject to a 66 Foot Wide Ingress/Egress Easement as described below, also subject to any other easements or restrictions of record.

## 66 Foot Wide Ingress/Egress Easement Description (As Surveyed)

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet; thence along the centerline of Pleasant Valley Road (66 Foot Wide-Public-R/W), 233.50 feet, along the arc of a curve to the right, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears N20°35'40"E at a distance of 227.24 feet; thence continuing along said centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), N43°39'37"E, 47.47 feet, to the POINT OF BEGINNING of the 66 Foot Wide Ingress/Egress Easement to be described; thence along the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), S43°39'37"W, 47.47 feet; thence 18.54 feet, along the arc of a curve to the left, said curve has a radius of 290.00 feet, a central angle of 03°39'49", and a chord which bears S41°49'42"W at a distance of 18.54 feet; thence N46°20'23"W, 24.96 feet; thence 89.62 feet, along the arc of a curve to the left, said curve has a radius of 134.00 feet, a central angle of 38°19'13", and a chord which bears N65°29'59"W at a distance of 87.96 feet; thence N84°39'35"W, 150.00 feet; thence N05°20'25"E, 66.00 feet; thence S84°39'35"E, 8.00 feet; thence N05°20'25"E, 59.00 feet; thence S84°39'35"E, 66.00 feet; thence S05°20'25"W, 59.00 feet; thence S84°39'35"E, 76.00 feet; thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet; thence S46°20'23"E, 24.37 feet, to the POINT OF BEGINNING.



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(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOB)

LAST REVISION: 10/7/20

CLIENT:

**SAN MARINO EXCAVATING INC.**

NE 1/4, SEC. 35, T3N-R6E, HARTLAND TWP.

(M) - Measured Dist. (R) - Recorded Dist.

- MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- ▲ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- - Soil Evaluation Dig
- \*-\*-\* - Fence

SCALE: N/A    SHEET: 6 of 10    DATE: 5/28/20

DR. BY: BN, MN    CHK BY: MB, AP    JOB No. 20-031

# CERTIFIED SURVEY MAP

(PROPERTY LINE ADJUSTMENT)  
(RESULTANT PARCEL 2 DESCRIPTION)

## Legal Description Resultant Parcel 2 (As Surveyed)

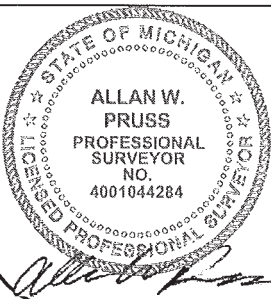
A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet, to the POINT OF BEGINNING of the parcel to be described;  
 thence N02°28'20"W, 123.52 feet;  
 thence S86°26'40"W, 1357.75 feet;  
 thence N03°32'55"W, 664.87 feet;  
 thence N86°23'01"E, 1076.74 feet;  
 thence S04°37'25"E, 390.01 feet;  
 thence S84°39'35"E, 270.71 feet;  
 thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet;  
 thence S46°20'23"E, 24.37 feet, to the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W);  
 thence continuing along said centerline of Pleasant Valley Road, S43°39'37"W, 47.47 feet;  
 thence 233.50 feet, along the arc of a curve to the left, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears S20°35'38"W at a distance of 227.24 feet, to the POINT OF BEGINNING, containing 18.486 acres. Subject to the rights of the public over Pleasant Valley Road (66 Ft. Wd. R/W), also subject to a 20 Foot Wide Underground Utility Easement for Detroit Edison as described in Liber 1415-Page 216, also subject to a 66 Foot Wide Ingress/Egress Easement as described below, also subject to any other easements or restrictions of record.

## 66 Foot Wide Ingress/Egress Easement Description (As Surveyed)

A part of the Northeast 1/4 of Section 35, T3N-R6E, Hartland Township, Livingston County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 35; thence along the East-West 1/4 line of said Section 35 (As Monumented), S86°29'52"W, 1320.69 feet; thence N02°28'20"W, 582.08 feet; thence along the centerline of Pleasant Valley Road (66 Foot Wide-Public-R/W), 233.50 feet, along the arc of a curve to the right, said curve has a radius of 290.00 feet, a central angle of 46°07'57", and a chord which bears N20°35'40"E at a distance of 227.24 feet; thence continuing along said centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), N43°39'37"E, 47.47 feet, to the POINT OF BEGINNING of the 66 Foot Wide Ingress/Egress Easement to be described;  
 thence along the centerline of Pleasant Valley Road (66 Ft. Wd.-Public-R/W), S43°39'37"W, 47.47 feet;  
 thence 18.54 feet, along the arc of a curve to the left, said curve has a radius of 290.00 feet, a central angle of 03°39'49", and a chord which bears S41°49'42"W at a distance of 18.54 feet;  
 thence N46°20'23"W, 24.96 feet;  
 thence 89.62 feet, along the arc of a curve to the left, said curve has a radius of 134.00 feet, a central angle of 38°19'13", and a chord which bears N65°29'59"W at a distance of 87.96 feet;  
 thence N84°39'35"W, 150.00 feet;  
 thence N05°20'25"E, 66.00 feet;  
 thence S84°38'57"E, 153.34 feet;  
 thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet;  
 thence S46°20'23"E, 24.37 feet, to the POINT OF BEGINNING.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**



298 VETERANS DRIVE  
 FOWLERVILLE,  
 MICHIGAN 48836  
 (OFFICE) 517-223-3512  
 monumentengineering.com  
 SERVICE DISABLED VETERAN OWNED  
 SMALL BUSINESS (SDVOSB)

LAST REVISION: 10/7/20

CLIENT:

**SAN MARNO EXCAVATING INC.**

NE 1/4, SEC. 35, T3N-R6E, HARTLAND TWP.

- (M) - Measured Dist. (R) - Recorded Dist.
- MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- ▲ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- - Soil Evaluation Dig
- \* \* \* - Fence

SCALE: N/A

SHEET: 7 of 10

DATE: 5/28/20

FILE : 20-031\_Bndy

DR. BY: BN, MN

CHK BY: MB, AP

JOB No. 20-031



# CERTIFIED SURVEY MAP

(PROPERTY LINE ADJUSTMENT)

(INGRESS/EGRESS EASEMENT DESCRIPTION)

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thence N46°20'23"W, 24.96 feet;

thence 89.62 feet, along the arc of a curve to the left, said curve has a radius of 134.00 feet, a central angle of 38°19'13", and a chord which bears N65°29'59"W at a distance of 87.96 feet;

thence N84°39'35"W, 150.00 feet;

thence N05°20'25"E, 66.00 feet;

thence S84°39'35"E, 8.00 feet;

thence N05°20'25"E, 59.00 feet;

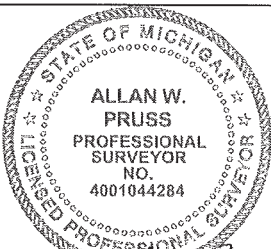
thence S84°39'35"E, 66.00 feet;

thence S05°20'25"W, 59.00 feet;

thence S84°39'35"E, 76.00 feet;

thence 130.42 feet, along the arc of a curve to the right, said curve has a radius of 200.00 feet, a central angle of 37°21'47", and a chord which bears S65°01'16"E at a distance of 128.12 feet;

thence S46°20'23"E, 24.37 feet, to the POINT OF BEGINNING.



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monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION: 10/7/20

CLIENT:

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○ SIR - Set Iron Rod

△ MAG - Set Magnetic Nail

P.O.B./E. - Point of Beginning/Ending

● - Soil Evaluation Dig

\* \* \* - Fence

SCALE: N/A

SHEET: 8 of 10

DATE: 5/28/20

FILE : 20-031\_Bndy

DR. BY: BN, MN

CHK BY: MB, AP

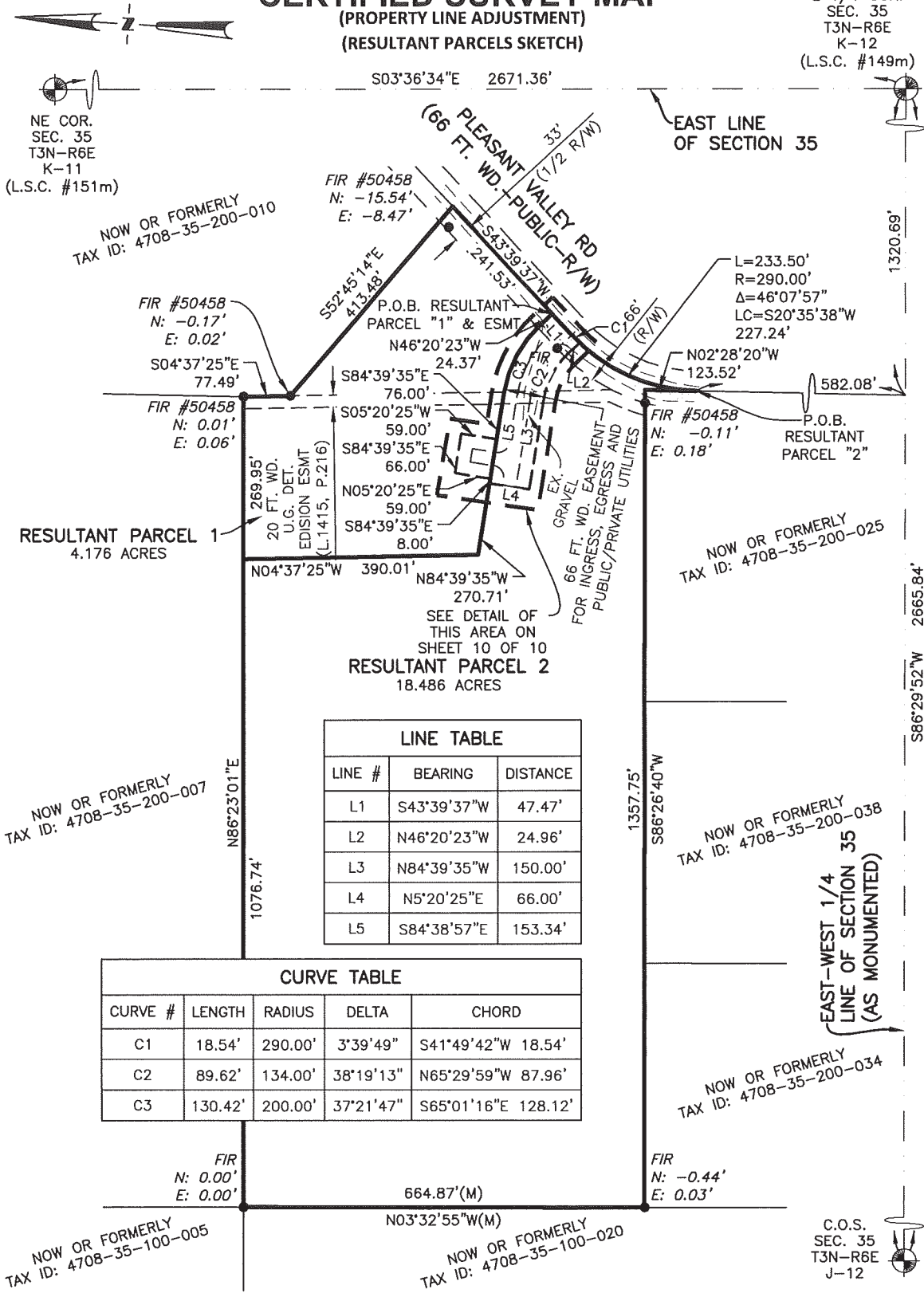
JOB No. 20-031

# CERTIFIED SURVEY MAP

(PROPERTY LINE ADJUSTMENT)

(RESULTANT PARCELS SKETCH)

E 1/4 COR.  
SEC. 35  
T3N-R6E  
K-12  
(L.S.C. #149m)

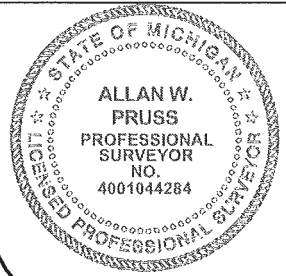


LINE TABLE

LINE #	BEARING	DISTANCE
L1	S43°39'37"W	47.47'
L2	N46°20'23"W	24.96'
L3	N84°39'35"W	150.00'
L4	N5°20'25"E	66.00'
L5	S84°38'57"E	153.34'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	18.54'	290.00'	3°39'49"	S41°49'42"W 18.54'
C2	89.62'	134.00'	38°19'13"	N65°29'59"W 87.96'
C3	130.42'	200.00'	37°21'47"	S65°01'16"E 128.12'



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ENGINEERING Group Associates  
**MEGA**  
INC.

SERVICE DISABLED VETERAN OWNED  
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LAST REVISION: 10/7/20

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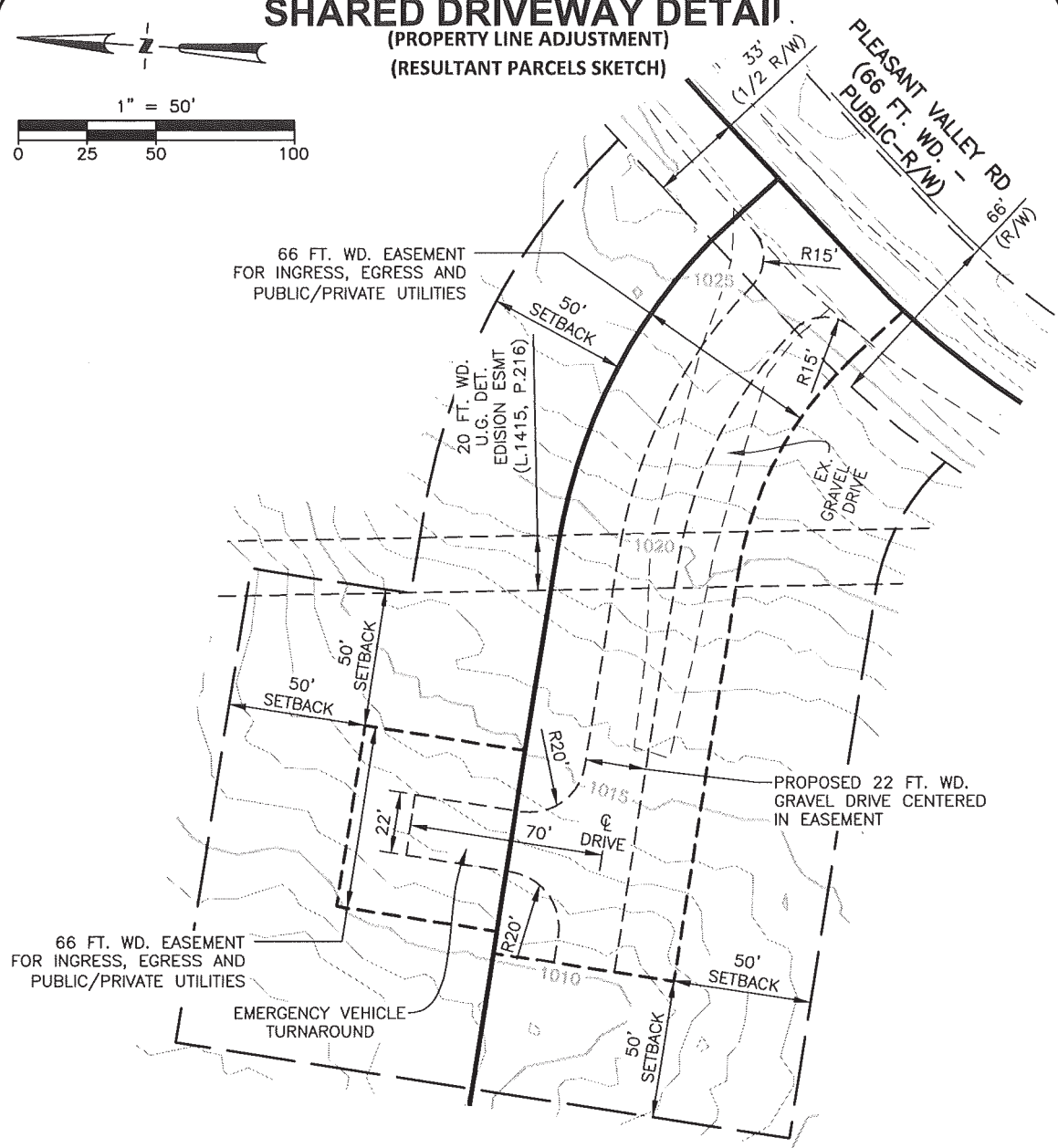
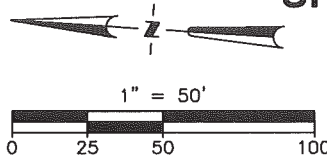
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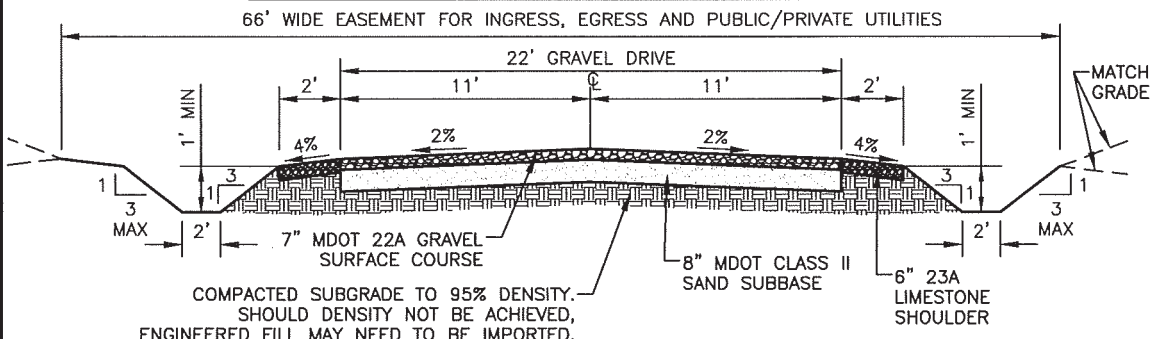
DATE: 5/28/20 DR. BY: BN, MN CHK BY: MB, AP

# SHARED DRIVEWAY DETAIL

(PROPERTY LINE ADJUSTMENT)  
(RESULTANT PARCELS SKETCH)



## TYPICAL CROSS SECTION FOR 22' WIDE GRAVEL DRIVE



COMPACTED SUBGRADE TO 95% DENSITY. SHOULD DENSITY NOT BE ACHIEVED, ENGINEERED FILL MAY NEED TO BE IMPORTED.

STATE OF MICHIGAN  
ALLAN W. PRUSS  
PROFESSIONAL SURVEYOR  
NO. 4001044284

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LAST REVISION: 10/7/20

SCALE: 1" = 50' SHEET: 10 of 10

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JOB No. 20-031