

Master Deed - Appendix B - Survey & Utility Plans

Category: Master Deed

Original source pages: 6

Upright exhibit/map pages preserved: 6

Recreated: May 3, 2026

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Original Page 1 - Upright Exhibit

EXHIBIT B

HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SHEET INDEX	
SHEET #	DESCRIPTION
1	COVER
2	COMPOSITE PLAN
3 - 4	SITE PLANS
5 - 6	SURVEY & UTILITY PLANS

LEGAL DESCRIPTION
HARTLAND ESTATES

37.75 ACRES

Commencing at the South 1/4 Corner of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 88°36'56" E 1311.79 feet along the South line of said section for a PLACE OF BEGINNING; thence N 01°23'04" W 1022.26 feet; thence N 88°36'56" E 369.39 feet; thence N 00°05'36" W 238.63 feet; thence N 71°02'39" E 179.33 feet; thence non-tangentially southerly 67.38 feet along the arc of a 567.00 foot radius curve to the right, through a central angle of 06°48'32" and having a chord bearing S 15°33'05" E 67.34 feet; thence non-tangentially N 86°25'46" E 807.39 feet; thence S 01°17'36" E 1280.47 feet along the East line of said section and the centerline of Cullen Road to the Southeast corner of said Section 19; thence S 88°36'56" W 1368.97 feet along said South line of Section 19 to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan, containing 37.75 acres of land, more or less, being subject to the rights of the public over the southerly part thereof as occupied by Highway M-59 (Highland Road), being subject to the rights of the public over the easterly 50.00 feet thereof as occupied by Cullen Road, also being subject to easements and restrictions of record.

FUTURE EXPANDABLE AREA
45.95 ACRES

Commencing at the South 1/4 Corner of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 88°36'56" E 1311.79 feet along the South line of said section; thence N 01°23'04" W 1022.26 feet for a PLACE OF BEGINNING; thence continuing N 01°23'04" W 1168.84 feet; thence S 88°36'56" W 343.91 feet; thence N 01°52'30" W 464.52 feet; thence N 88°07'36" E 1368.80 feet along the East-West 1/4 line of said section as monumented and occupied; thence S 01°17'36" E 271.43 feet; thence N 88°42'24" E 192.36 feet; thence S 01°17'36" E 400.00 feet; thence N 88°42'24" E 160.00 feet; thence S 01°17'36" E 712.80 feet along the East line of said Section and the centerline of Cullen Road; thence S 86°25'46" W 807.39 feet; thence non-tangentially northerly 67.38 feet along the arc of a 567.00 foot radius curve to the left, through a central angle of 06°48'32" and having a chord bearing N 15°33'05" W 67.34 feet; thence non-tangentially S 71°02'39" W 179.33 feet; thence S 00°05'36" E 238.63 feet; thence S 88°36'56" W 369.39 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan, containing 45.95 acres of land, more or less, being subject to the rights of the public over the easterly 50.00 feet thereof as occupied by Cullen Road, also being subject to easements and restrictions of record.

OWNER/DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, Michigan 48336
(248) 474-0707

SURVEYOR/ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, Michigan 48116
(810) 227-9533

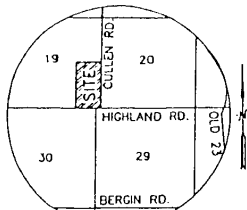
MARY A. GARNWELL
PROFESSIONAL SURVEYOR
LICENSE NO. 33971



DATE 12/20/18

SHEET 1
OF 6

COMPOSITE PLAN



CENTER OF SECTION
AS OCCUPIED AND
PREV. MONUMENTED
SECTION 19, T3N, R6E
HARTLAND TOWNSHIP
LIVINGSTON COUNTY,
MICHIGAN

EAST 1/4 CORNER
SECTION 19, T3N, R6E
HARTLAND TOWNSHIP
LIVINGSTON COUNTY,
MICHIGAN

$\Delta = 06^{\circ}48'32''$
 $R = 567.00'$
 $L = 67.38'$
 $CH = 515^{\circ}33'05''$
 $67.34'$

SURVEYOR \ ENGINEER

SOUTHEAST CORNER
SECTION 10, T3N, R6E
HARTLAND TOWNSHIP
LIVINGSTON COUNTY,
MICHIGAN

DATE 5/22/58

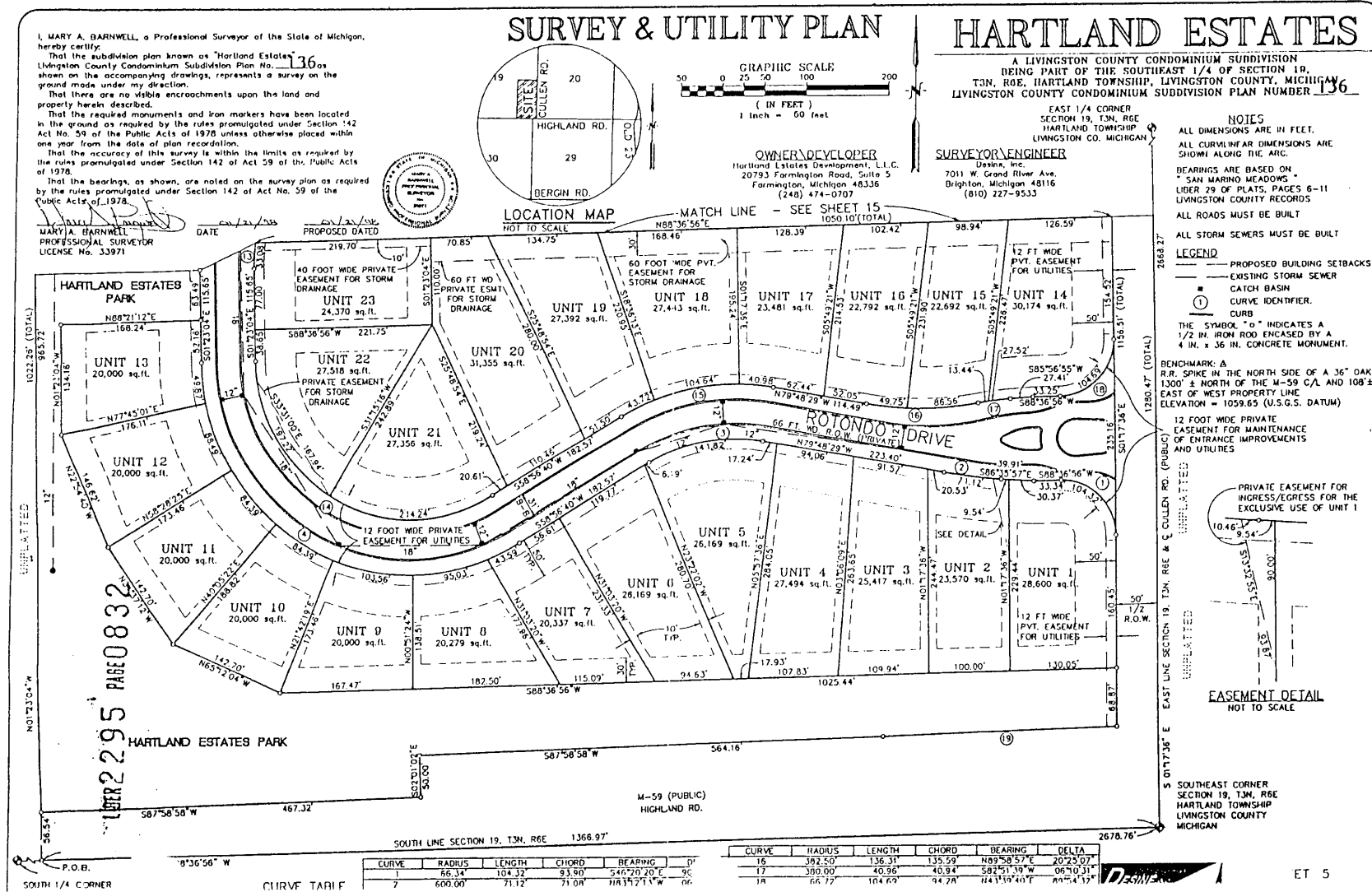
DESINE
1010 GRAND AVENUE
SPRINGFIELD, MASSACHUSETTS
(617) 277-5555

6

hartlandstates.org/public-documents/

COORDINATE TABLE

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604
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Original Page 6 - Ubricht Exhibit

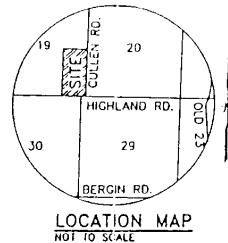
I, MARY A. BARNWELL, a Professional Surveyor of the State of Michigan, hereby certify:
 That the subdivision plan known as "Hartland Estates", being part of the Southeast 1/4 of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan, as shown on the accompanying drawings, represents a survey on the ground made under my direction.
 That there are no visible encroachments upon the land and properly herein described.
 That the required monuments and iron markers have been located in the ground as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978 unless otherwise placed within one year from the date of plan recordation.
 That the accuracy of this survey is within the limits as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.
 That the bearings, as shown, are noted on the survey plan as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

MARY A. BARNWELL
 PROFESSIONAL SURVEYOR
 LICENSE NO. 33971

DATE
 PROPOSED DATE

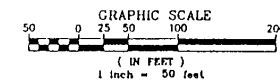


SURVEY & UTILITY PLAN



HARTLAND ESTATES

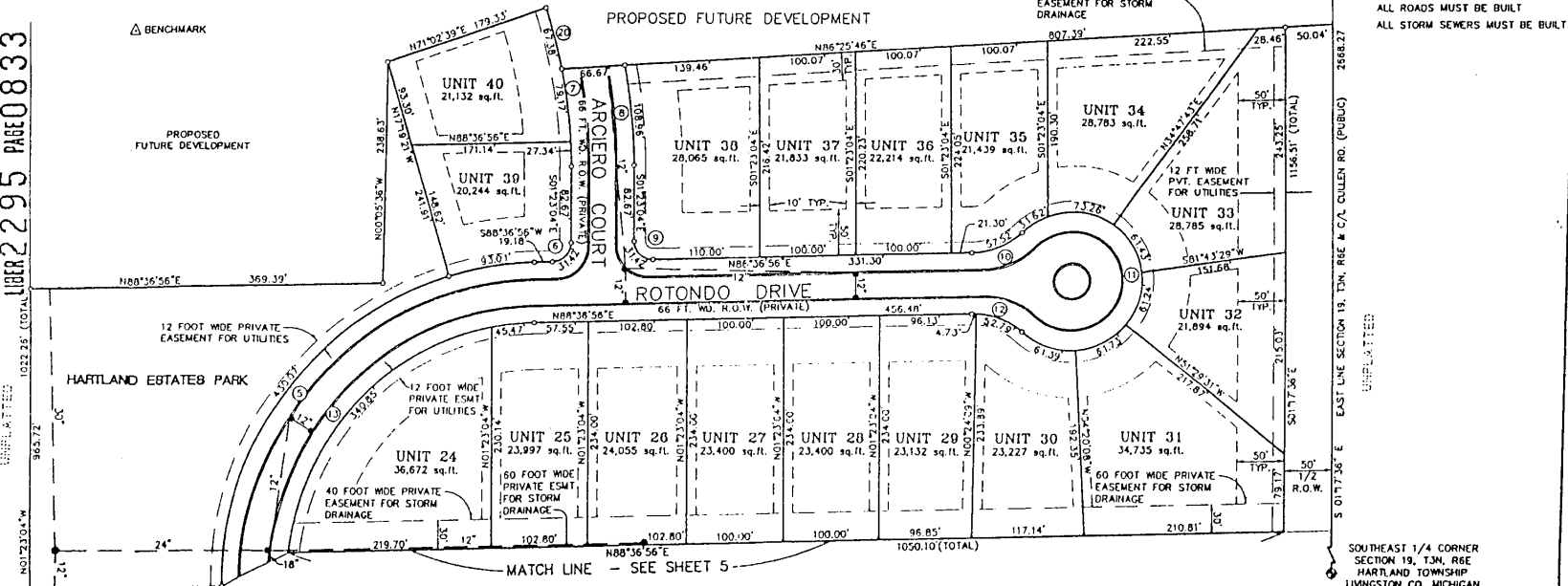
A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
 BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
 T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 436



NOTES

ALL DIMENSIONS ARE IN FEET.
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
 BEARINGS ARE BASED ON:
 SAN MARINO MEADOWS -
 LIBER 29 OF PLATS, PAGES 6-11
 LIVINGSTON COUNTY RECORDS
 ALL ROADS MUST BE BUILT
 ALL STORM SEWERS MUST BE BUILT

LIBER 2295 PAGE 0833



LEGEND
 --- PROPOSED BUILDING SETBACKS
 --- EXISTING STORM SEWER
 --- CATCH BASIN
 --- CURVE IDENTIFIER
 --- CURB

THE SYMBOL "C" S A
 1/2 IN. IRON ROD ENCASED BY A
 4 IN. x 16 IN. CONCRETE MONUMENT

BENCHMARK: A
 R.R. SPIKE IN THE NORTH SIDE OF
 A 36" OAK 1300' ± NORTH OF THE
 M-59 C/L AND 108' ± EAST OF
 WEST PROPERTY LINE
 ELEVATION = 1059.65 (U.S.G.S. DATUM)

OWNER/DEVELOPER
 Hartland Estates Development, L.L.C.
 20793 Farmington Road, Suite 5
 Farmington, Michigan 48336
 (248) 474-0707

SURVEYOR/ENGINEER
 Desine, Inc.
 7011 W. Grand River Ave.
 Brighton, Michigan 48116
 (810) 227-9533

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
5	333.00	523.08	470.93	S43°38'56"W	90°00'00"
6	20.00	31.42	28.78	N43°18'58"E	90°00'00"
7	567.00	106.51	106.35	S06°45'57"E	10°45'45"
8	633.00	108.96	108.83	S06°18'57"E	09°51'45"
9	20.00	31.42	28.78	S46°23'04"E	90°00'00"
10	75.00	57.52	56.12	N66°38'34"E	43°56'44"
11	75.00	356.67	108.00	S01°23'04"E	267°53'28"
12	75.00	67.52	56.12	N69°24'42"E	43°56'44"
13	267.00	419.40	377.60	S43°38'56"W	90°00'00"
20	567.00	67.38	67.34	S15°33'05"E	06°48'32"



SHEET 6
 6