

Up to 29.3 Acres of Land in Hartland

800 Ft. Frontage on M-59, 3/4 Mile East of US-23
Available for Lease or Purchase



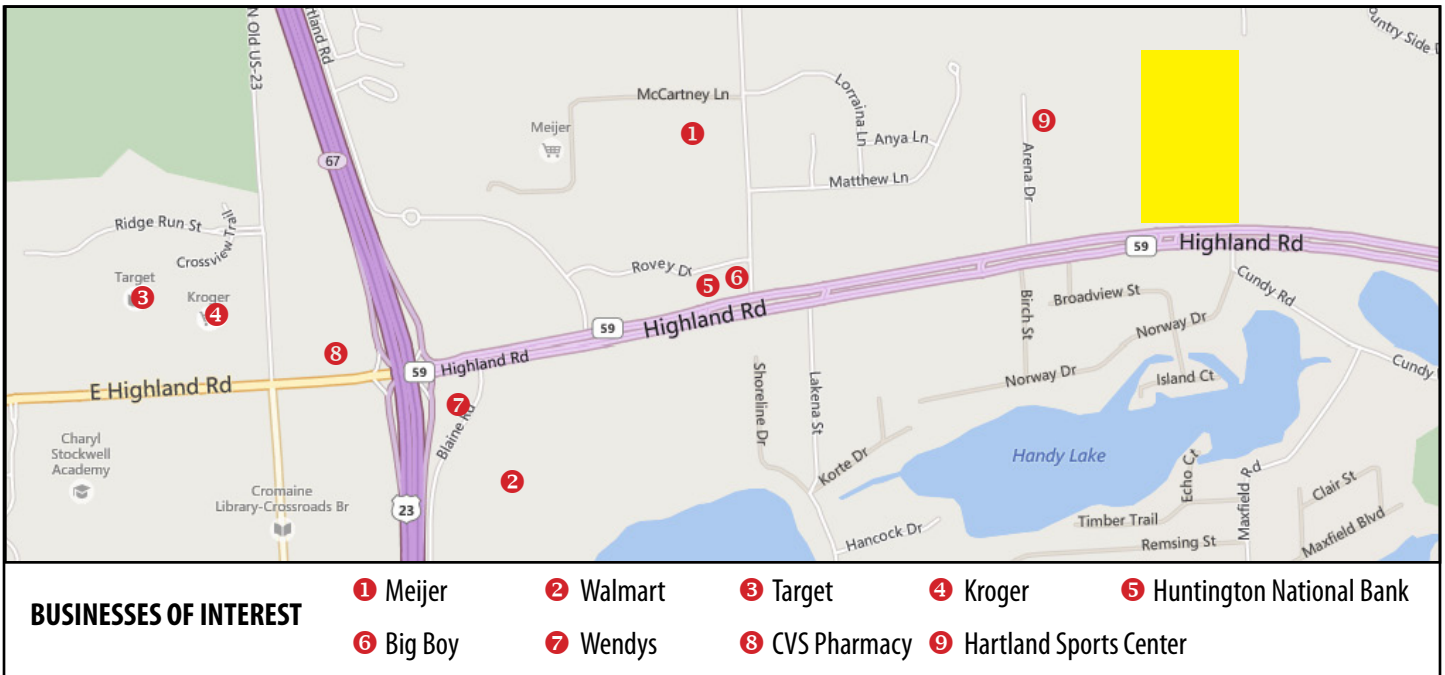
Over 26,340 vehicles pass this property daily*!

Location Market:
M-59 (Highland Road),
Hartland, Michigan,
Livingston County

Parcel ID Number:
08-22-400-013

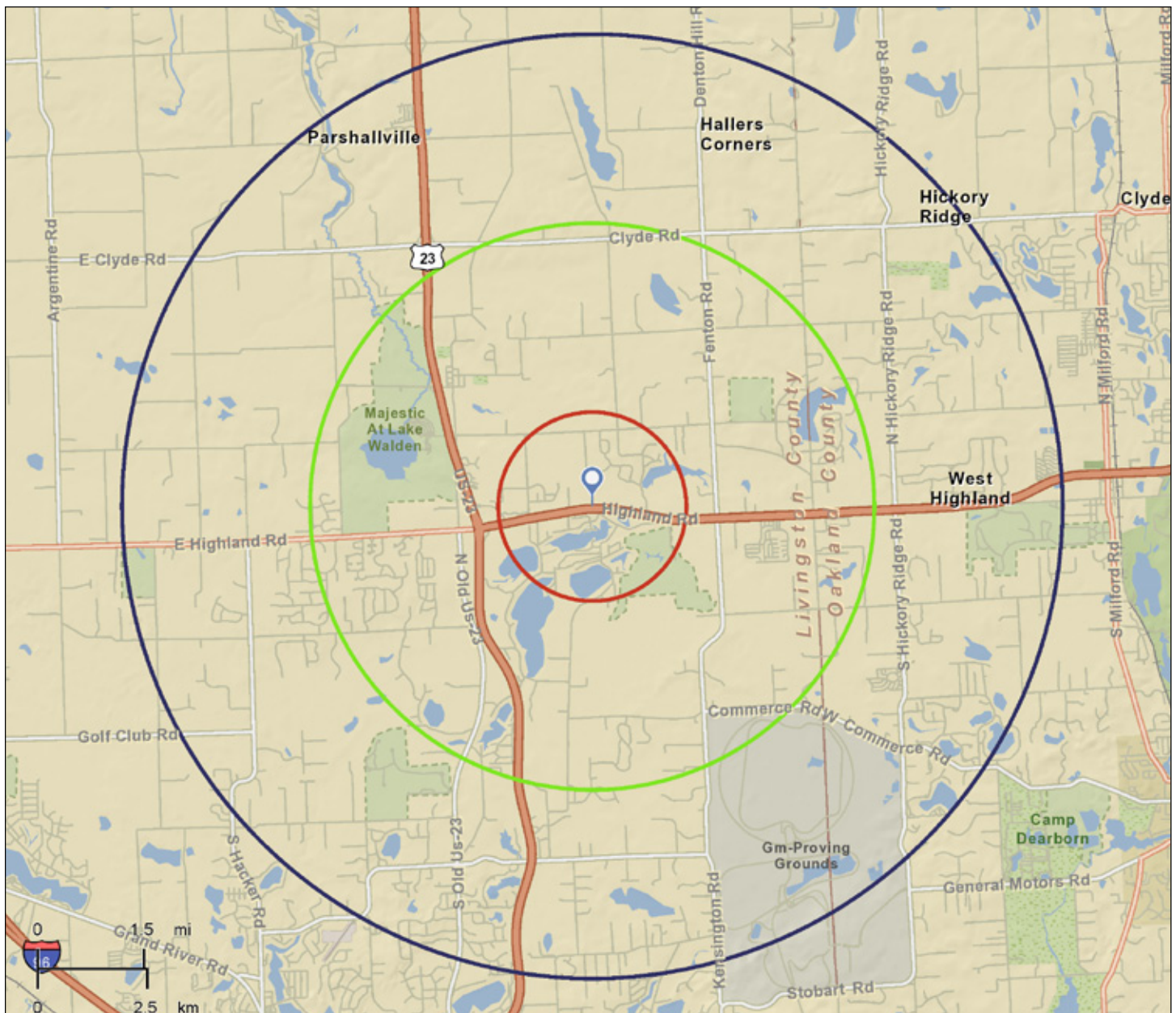
Call 248.626.8890 for more information!

*Source: SEMCOG, 2009 count.



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1 Mile Radius

Population: 1,847
Households: 633

3 Mile Radius

Population: 13,336
Households: 4,783

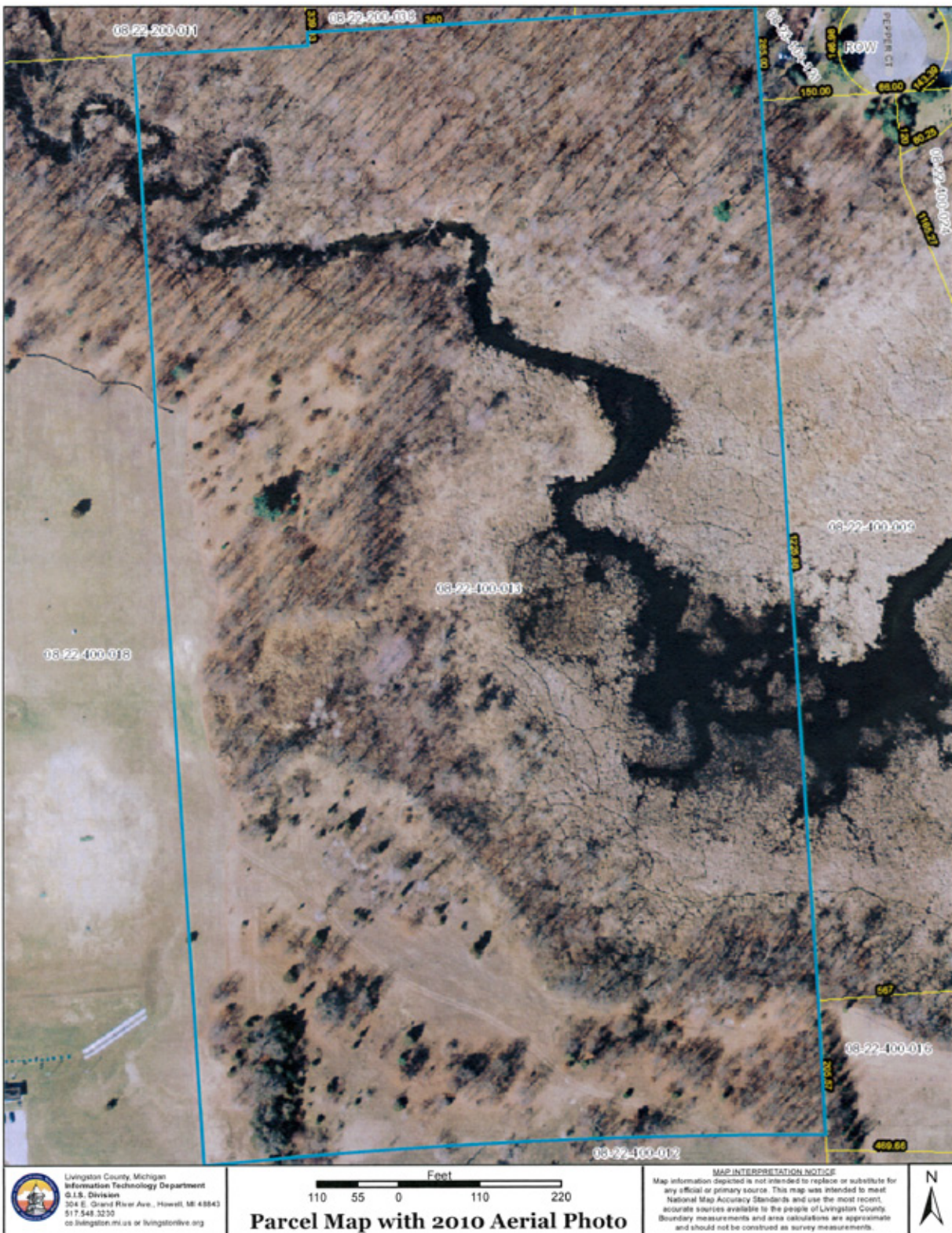
5 Mile Radius

Population: 29,475
Households: 10,335

Source: U.S. Census Bureau, 2010. ESRI® forecasts for 2013.

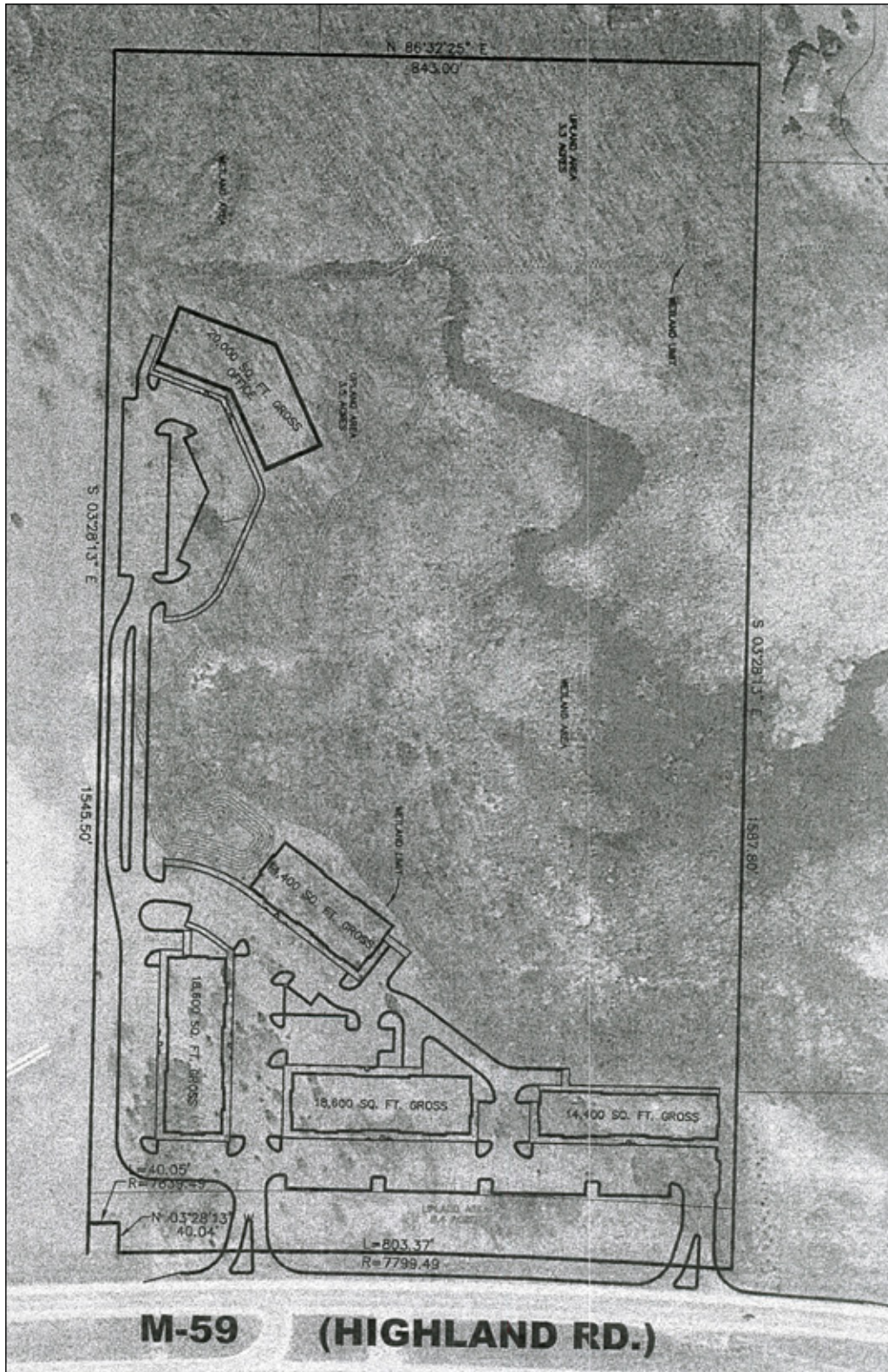
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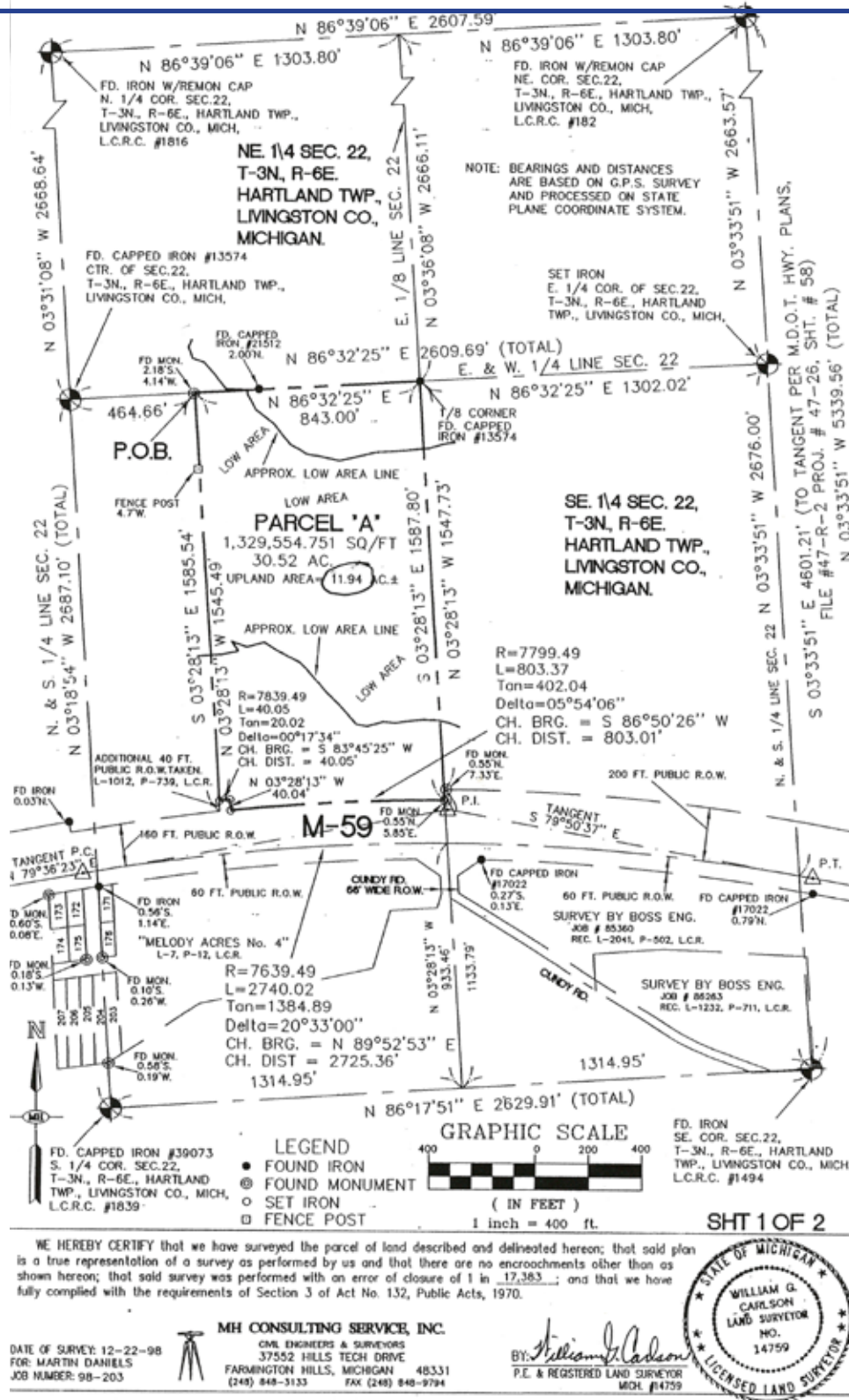
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DESCRIPTION AS SUPPLIED BY CLIENT

THE EAST 843 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 3 NORTH, RANGE 6 EAST, MICHIGAN, LYING NORTH OF THE NORTHERLY LINE OF HIGHWAY M-59, AND CONTAINING 33.17 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

DESCRIPTION AS SURVEYED

PARCEL "A"

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, T-3N., R-6E., HARTLAND TWP., LIVINGSTON CO., MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE S. 1/4 COR. OF SAID SECTION 22, THENCE N 03°18'54" W 2687.10 FEET ALONG THE N. & S. 1/4 LINE OF SAID SEC. 22, TO THE CENTER OF SECTION 22, THENCE N 86°32'25" E 464.66 FEET ALONG THE E. & W. 1/4 LINE OF SAID SECTION 22, TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID E. & W. 1/4 LINE N 86°32'25" E 843.00 FEET TO THE E. 1/8 LINE OF SAID SECTION 22, THENCE ALONG SAID E. 1/8 LINE S 03°28'13" E 1587.80 FEET TO THE NORTH R.O.W. LINE OF HIGHWAY M-59, (R.O.W. VARIES), THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT 803.37 FEET, SAID CURVE HAVING A RADIUS OF 7799.49 FEET AND A CHORD BEARING AND DISTANCE OF S 86°50'26" W 803.01 FEET, THENCE N 03°28'13" W 40.04 FEET, THENCE ALONG A CURVE TO THE LEFT 40.05 FEET, SAID CURVE HAVING A RADIUS OF 7839.49 FEET AND A CHORD BEARING AND DISTANCE OF S 83°45'25" W 40.05 FEET, THENCE N 03°28'13" W 1545.49 FEET TO THE POINT OF BEGINNING. CONTAINING 1,329,554.751 SQ/FT OR 30.52 ACRES.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, RESTRICTIONS OR RIGHTS OF RECORD.

WITNESSES

FD. IRON W/REMON CAP
N. 1/4 COR. SEC.22,
T-3N., R-6E., HARTLAND TWP.,
LIVINGSTON CO., MICH.
L.C.R.C. #1816
N. 25° W. 37.93' GATE POST
S. 45° W. 51.65' NAIL IN 15" OAK
S. 20° E. 73.58' 6" ELM
NORTH 31.93' GATE POST

FD. IRON W/REMON CAP
NE. COR. SEC.22,
T-3N., R-6E., HARTLAND TWP.,
LIVINGSTON CO., MICH.
L.C.R.C. #182
N. 75° E. 85.0' UTILITY POLE
S. 40° W. 74.0' UTILITY POLE
N. 45° W. 32.45' WITNESS POST
WITH LIVINGSTON CO., WITNESS CAP
#32999
S. 45° E. 84.45' NAIL W/WASHER
#32999 IN NE. SIDE 15" OAK

FD. IRON
SE. COR. SEC.22,
T-3N., R-6E., HARTLAND
TWP., LIVINGSTON CO., MICH.
L.C.R.C. #1494
NORTH 7 1/2 TO LAKE SHORE
S. 15° W. 26.6' CTR. 4" TAMARACK
S. 84° W. 12.6' CTR. 8" DEAD TAMARACK
S. 45° E. 14.5' CTR. 6" DEAD TAMARACK
S. 75° E. 38.0' CTR. 12" DEAD TAMARACK
S. 02°00'00" W. 2660.64' E. 1/4 COR. SEC. 27
S. 37°35'34" E. 9.04' FD. 1/2" I. ROD
S. 48°36'53" E. 10.81' FD. 1/2" I. ROD SET
BY BOSS ENG.

FD. CAPPED IRON #39073
S. 1/4 COR. SEC.22,
T-3N., R-6E., HARTLAND
TWP., LIVINGSTON CO., MICH.
L.C.R.C. #1839
56'± NORTH OF GRAVEL RD.
SOUTH 10.58' NAIL W/TAG E. SIDE
44" OAK.
S. 75° E. 25.87' SW. COR. GARAGE
S. 85° W. 18.94' SE. COR. BLK. FOUNDATION
HOUSE # 11497
N. 15° E. 23.35' CTR. CORNER POST OF CYCLONE
FENCE

FD. CAPPED IRON #13574
CTR. OF SEC.22,
T-3N., R-6E., HARTLAND TWP.,
LIVINGSTON CO., MICH.
N. 30° W. 13.82' PK NAIL SW. SIDE 12" MAPLE
N. 20° E. 10.67' PK NAIL E. SIDE 12" CHERRY
S. 60° E. 7.83' PK NAIL NW. SIDE 18" OAK
DUE SOUTH 32.10' LARGE NAIL W. SIDE 10" OAK

SET IRON
E. 1/4 COR. OF SEC.22,
T-3N., R-6E., HARTLAND
TWP., LIVINGSTON CO., MICH.
N. 30° E. 125.70' PK NAIL S. SIDE 24" MAPLE
N. 75° E. 30.15' NW. COR. GARAGE, HSE. #12065
S. 25° E. 28.63' PK NAIL W. SIDE 12" MAPLE
N. 75° W. 68.70' IRON ROD 3' OFF EDGE PAVEMENT

SHT 2 OF 2

SCALE: 1"=400'
DATE: 2-3-99
JOB NO. 98-203
FILE NAME: 98-203.DWG



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