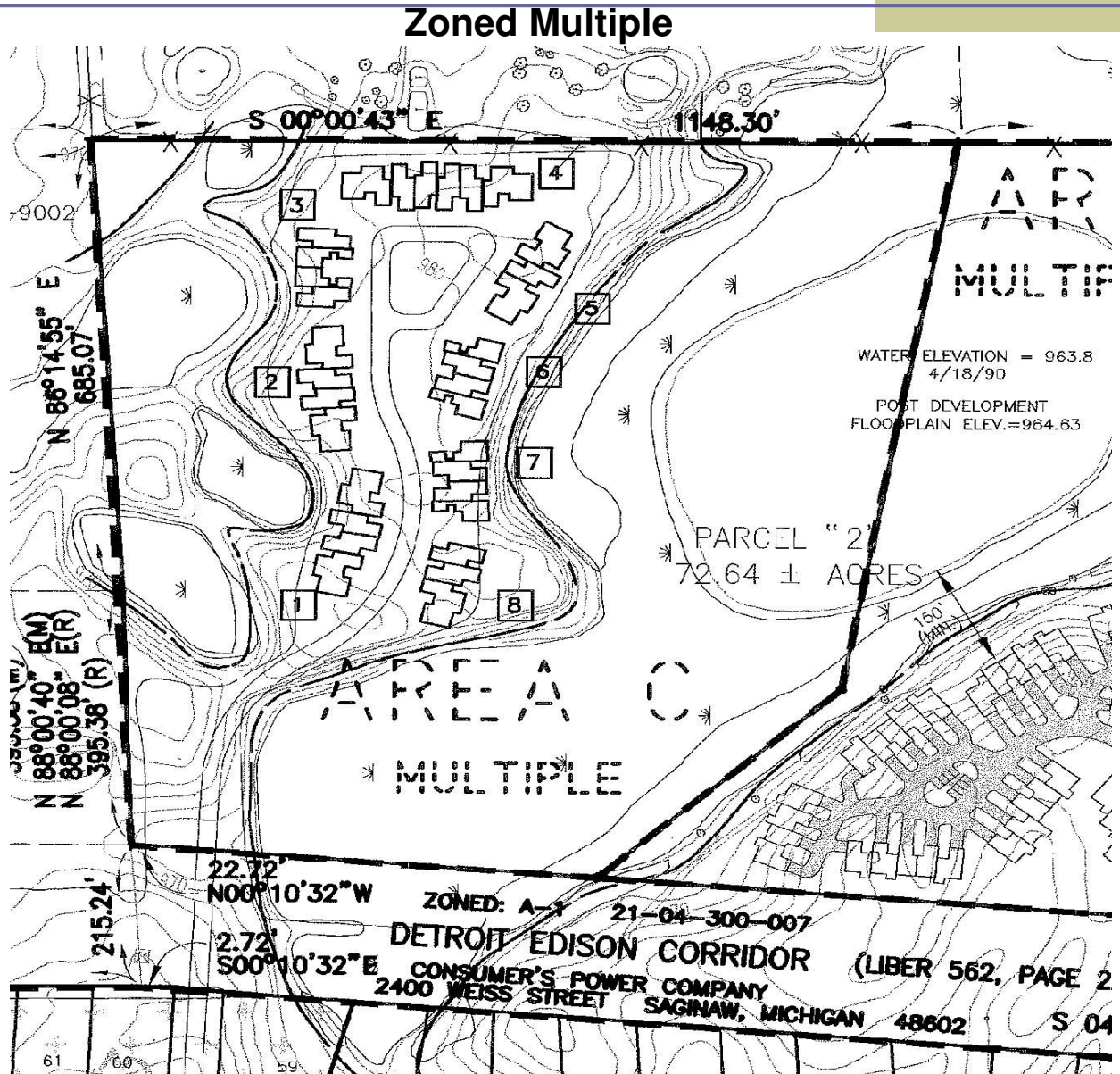


FOR SALE

14+ Acres

Genoa Twp, Michigan



- Water Frontage
- 14+ Acres
- All utilities at site
- Sale Price: Asking \$450,000

CONTACT INFORMATION:
 Laurex Real Estate
 Todd Smith
 517-548-9700
 TSmith@LaurexRealEstate.com

REVISED P.U.D. REZONING PLAN

Parcel No. 1:

A part of the Northwest Fractional 1/4 and Southwest 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Beginning at the West 1/4 corner of said Section 4, thence along the West line of said Section and the centerline of Lorton Road (66 foot wide Right-of-Way) N 00°00'15" W, 1901.35 feet; thence N 87°34'45" E, 1300.65 feet (previously recorded as S 87°34'50" E, 1301.09 feet) to a found 1/2" iron rod; thence along the West line of the Detroit Edison Corridor as recorded in Liber 562 of Deeds on Pages 228 and 227 of the Livingston County Records, S 00°02'44" E, 556.69 feet to a found "T" iron; thence continuing along said Corridor S 00°10'32" E, 2.72 feet; thence continuing along said Corridor S 04°27'31" W, 2655.39 feet; thence continuing along said Corridor S 00°10'32" E, 16.40 feet to a found 1/2" iron rod; thence along a line previously surveyed and monumented by Charles E. Gatzko, R.L.S.#14762 (shown on a drawing dated September 29, 1989) S 87°36'20" W, 1095.65 feet (shown as S 89°47'23" W, 1095.65 feet); thence along the West line of said Section 4 and the centerline of Lorton Road, N 00°00'23" W, 1322.19 feet to the Point of Beginning, containing 89.95 acres, more or less, and subject to the rights of the public over the existing Lorton Road, also subject to any other easements or restrictions of record.

Parcel No. 2:

A part of the Northwest Fractional 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 corner of said Section; thence S 00°00'23" E, 1322.19 feet; thence N 87°36'20" E (shown as S 89°47'23" W), 1310.81 feet to the Point of Beginning of the Parcel to be described; thence N 04°27'31" E, 2654.61 feet; thence N 00°10'32" W, 22.72 feet; thence N 88°00'40" E, 395.38 feet (previously recorded as N 88°00'08" E, 395.38 feet); thence N 89°14'58" E, 685.07 feet; thence S 00°00'43" E, 1148.50 feet to a "T" fence post; thence S 00°54'58" E, 1524.98 feet to a found iron rod; thence along a line previously surveyed and monumented by Charles E. Gatzko, R.L.S.#14762 (shown on a drawing dated September 29, 1989) S 87°36'20" W (shown as S 89°47'23" W), 1310.81 feet to the Point of Beginning; containing 72.64 acres, more or less, and subject to the rights of the public over the existing Lorton Road, also subject to any other easements or restrictions of record.

PART OF TAX CODE NO.: 21-04-100-005
21-04-100-005

DENSITY CALCULATIONS

	UNITS
Single Family Residential (R-1-D)	= 96
Total Units AREA A	= 96
Condominiums (R-3)	= 99
South of Lake AREA B	= 99
North of Lake AREA C	= 99
Apartments (R-4)	= 99
Total Units AREA D	= 99
* AREAS C & D SHALL NOT EXCEED 272 UNITS	
Overall Density	= 135.89 Acres
Overall Usable Area	= 407
Overall Units	= 467
Overall Density	= 467 Units/135.89 Acres = 3.44 Units/Acre

GOLF CLUB ROAD

ZONED: A-2
21-04-100-021
WILLIAM BLAINE
4200 GOLF CLUB ROAD
HOWELL, MICHIGAN
48843-9002

NW COR.
SEC. 4
T2N-R5E

ZONED: A-1
21-05-200-001
CARY & KATHERINE BOSS
3850 GOLF CLUB ROAD
HOWELL, MICHIGAN 48843-9001



SCALE: 1" = 200'

ZONED: R-F
21-04-200-018
FAULKWOOD SHORES GOLF CLUB
300 SOUTH HUGHES ROAD
HOWELL, MICHIGAN 48843-9127

ZONED: A-1
21-04-400-001
MILLIE P. RISSMAN
611 BYRON ROAD, NO. 12
HOWELL, MICHIGAN 48843-1041

ZONED: A-2
21-04-100-007
MARTIN O. CLOSE
4450 GOLF CLUB ROAD
HOWELL, MICHIGAN 48843-9002

ZONED: A-2
21-04-100-015
MICHAEL BOVIO
4330 GOLF CLUB ROAD
HOWELL, MICHIGAN 48843-9002

ZONED: A-1
21-04-300-007
DETROIT EDISON CORRIDOR (LIBER 562, PAGE 226-227, L.C.R.)

ZONED: B
2400 WEST STREET SAGINAW, MICHIGAN 48602

ZONED: PID
21-04-500-002
BIRGITS LORENTZEN
388 AUGSBURG PLACE
ANN ARBOR, MICHIGAN

ZONED: PID
21-04-500-002
BIRGITS LORENTZEN
388 AUGSBURG PLACE
ANN ARBOR, MICHIGAN 48104-1810

MINIMUM LOT SIZE = 18,000 SQ. FEET
MINIMUM LOT WIDTH = 100 FEET

LEGEND

PROPOSED	EXISTING	
(24)	(24)	APARTMENT BUILDING #
(24)	(24)	CONDOMINIUM BUILDING #
900	900	CONTOUR
- - -	- - -	WETLAND BOUNDARY
- - -	- - -	DENSITY LINE

SW COR.
SEC. 4
T2N-R5E

BOSS ENGINEERING
ENGINEERS & SURVEYORS

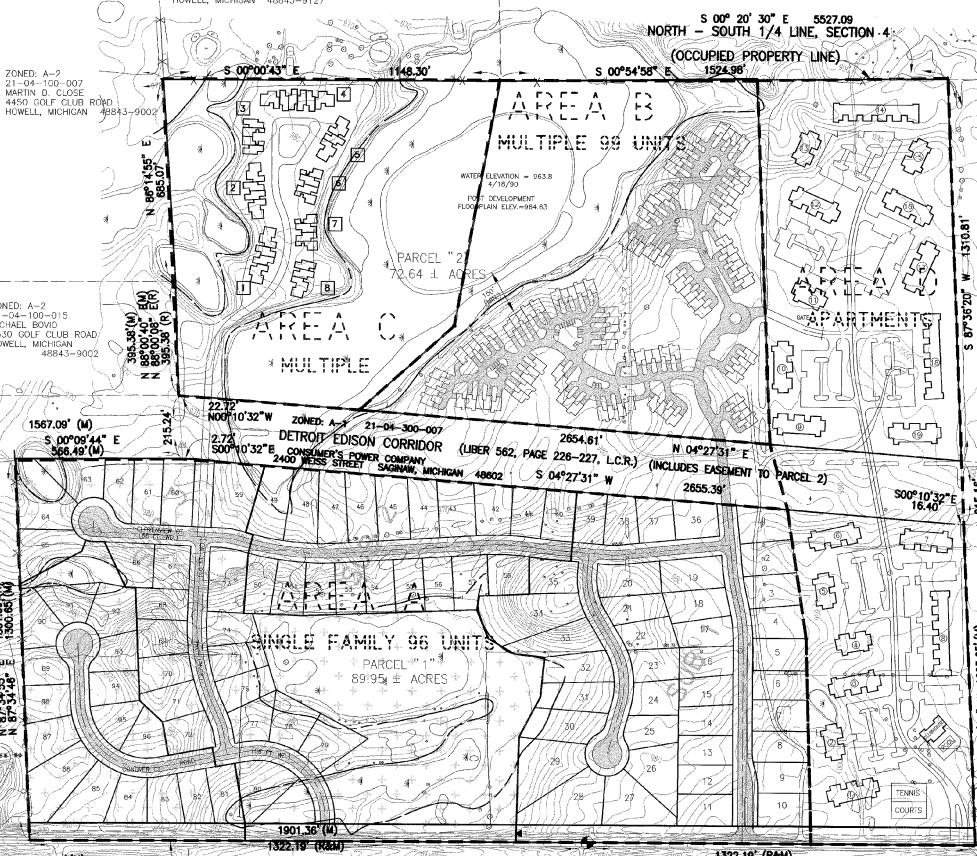
MAIN OFFICE:
1331 S. GRAND BLVD.
HOWELL, MICHIGAN 48843

PHONE:
(517) 566-4800
FACSIMILE: (517) 566-4773
CELLPHONE: (616) 541-3872

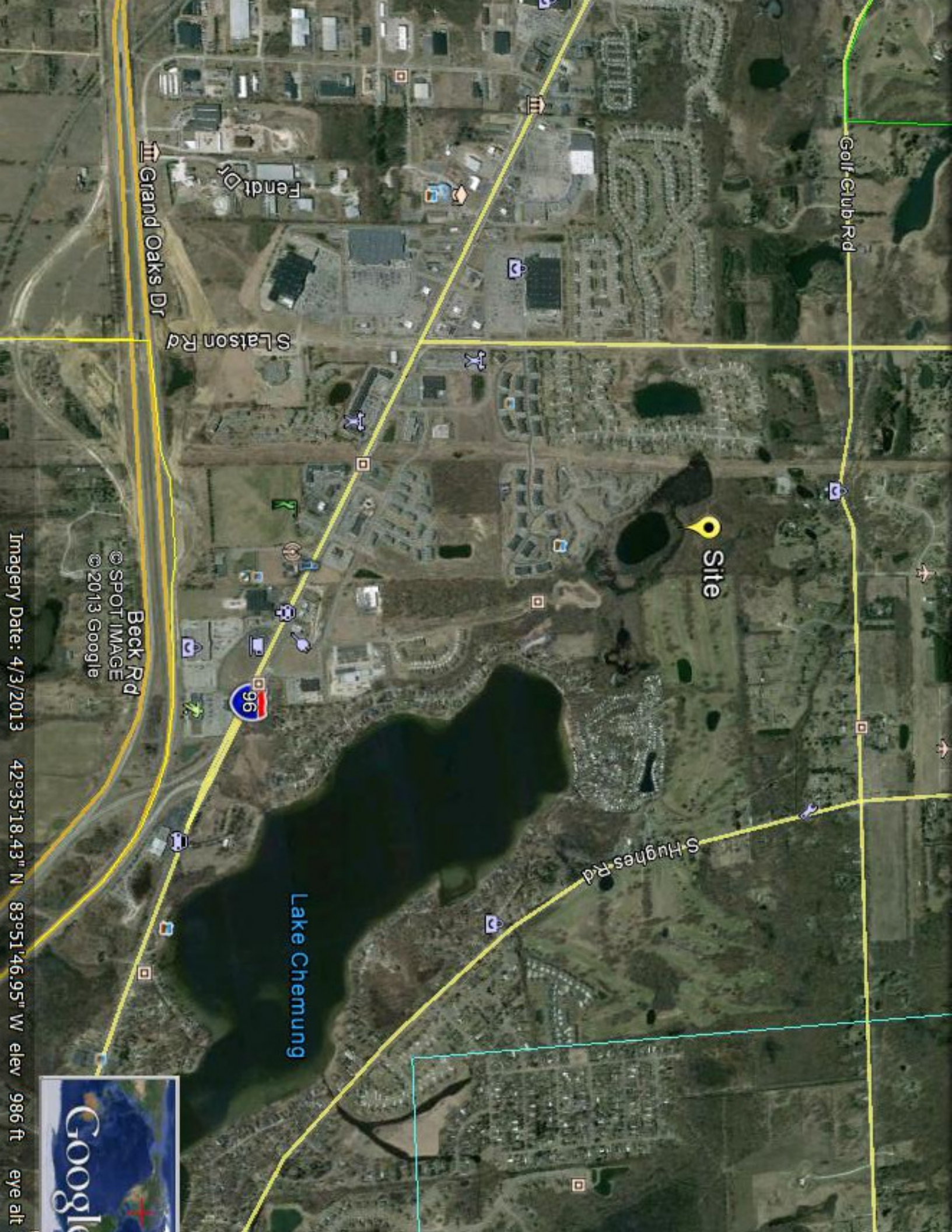
CLIENT: LAKEWOOD KNOLL I.L.L.C.

PROJECT: P.U.D. REZONING PLAN

SCALE	DATE	BY	CHKD.	APP'D.
1" = 200'	03/14/97	BOSS	BOSS	BOSS



SW COR.
SEC. 4
T2N-R5E



Golf Club Rd

Site

S Hughes Rd

Lake Chemung

Slatson Rd

Grand Oaks Dr

Beck Rd

Fendt Dr

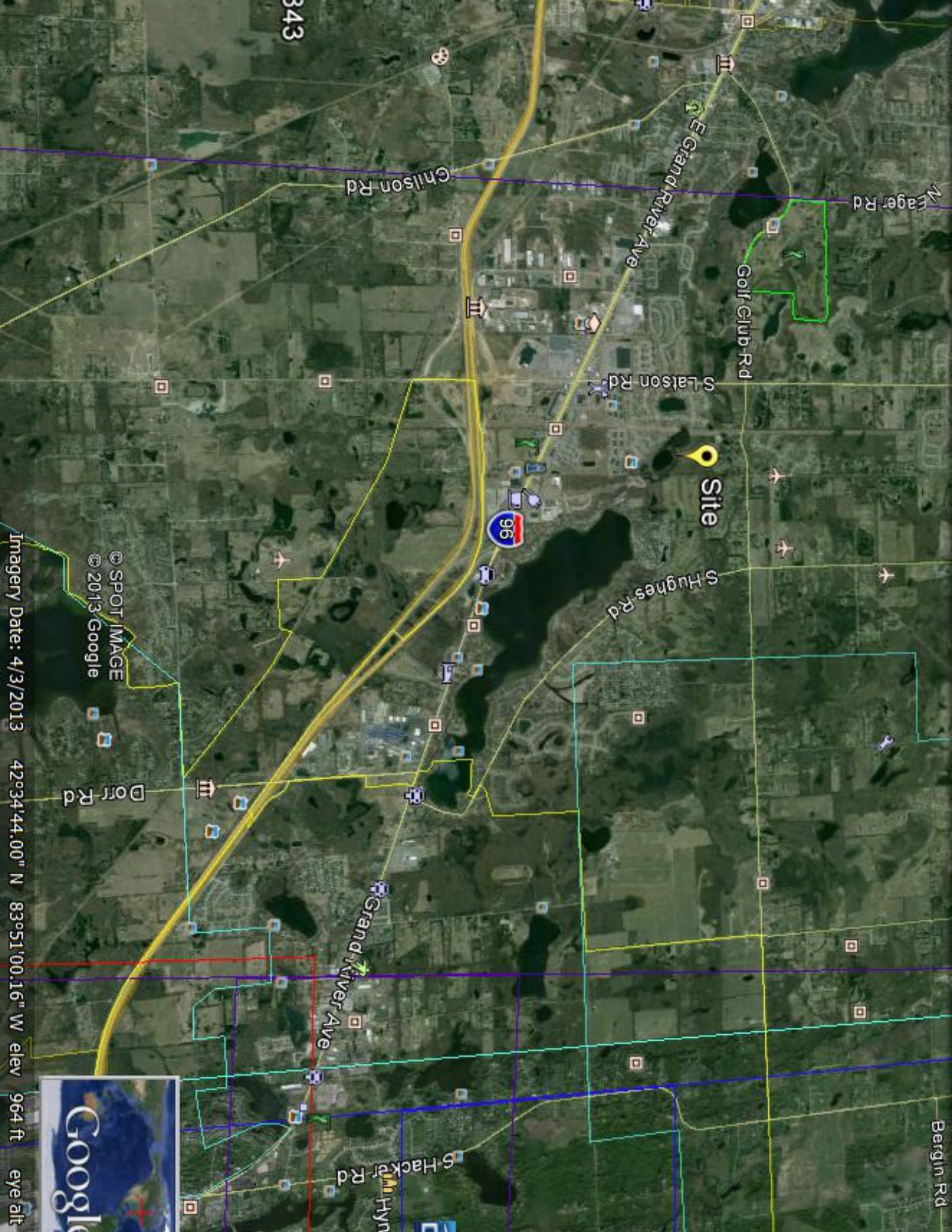


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Imagery Date: 4/3/2013

42°35'18.43" N 83°51'46.95" W elev 986 ft eye alt





343

E Grand River Ave

Neager Rd

Chilson Rd

Golf Club Rd

S Latson Rd

Site

96

S Hughes Rd

Dorr Rd

Grand River Ave

S Hacker Rd

Bergin Rd

© SPOT/IMAGE
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Imagery Date: 4/3/2013 42°34'44.00" N 83°51'00.16" W elev 964 ft eye alt

