

# 39.44 ACRES M-36 FOR SALE

7012 E M-36, HAMBURG, MI 48189

Fire  
Dept.

EXCLUSIVELY LISTED BY:

**MARK SZERLAG**

Senior Partner

[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)

**JOHN PORTH**

Vice President

[jkporth@thomasduke.com](mailto:jkporth@thomasduke.com)

**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

**EXECUTIVE SUMMARY: 39.44 Acres M-36 | Hamburg, MI 48189**



**OFFERING SUMMARY**

**Sale Price - PRICE REDUCED!** Was: \$1,250,000.00  
NOW: \$1,100,000.00

**Price / Acre:** \$27,890.00

**Lot Size:** 39.44 Acres  
(Including Parcel B-15-25-100-099 7.29 Acres and Parcel C-15-25-100-091 32.15 Acres)

**Location Description:** Located on M-36, just west of Hamburg Road.

**Zoning:** VC - Village Center

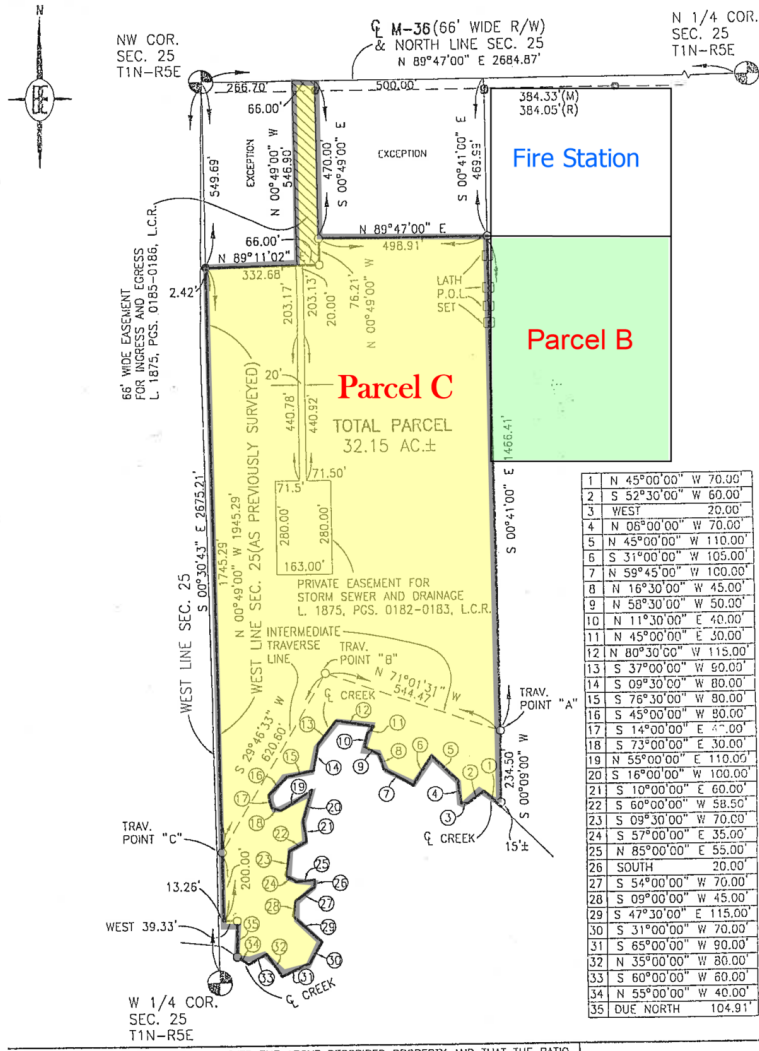
**Utilities:** City Water & Sanitary Sewer

**PROPERTY HIGHLIGHTS**

- Zoned VC - Village Center;
- Pinckney Community Schools;
- City Water & Sanitary Sewer.

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households:	807	15,268	51,523
Total Population:	2,168	40,537	136,235
Average HH Income:	\$84,495	\$89,245	\$91,883

ADDITIONAL PHOTOS: 39.44 Acres M-36 | Hamburg, MI 48189



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 AND THAT SAID SURVEY FULLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT NUMBER 132-10.

DESCRIPTION:  
PART OF THE NW 1/4 OF SEC. 25, T1N-R5E, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

**BOSS ENGINEERING ENGINEERS & SURVEYORS**  
3121 E. GRAND RIVER HOWELL, MICHIGAN 48843  
HOWELL (317) 546-4836 BRIGHTON (610) 229-4773  
FAX (517) 546-1670

CLIENT: WILSON  
JOB NO. 97424  
SHEET 1 OF 2  
H:97424S1

DATE: 09-03-97  
08-14-97  
08-25-97

DR. TJH  
CHKD. [Signature]

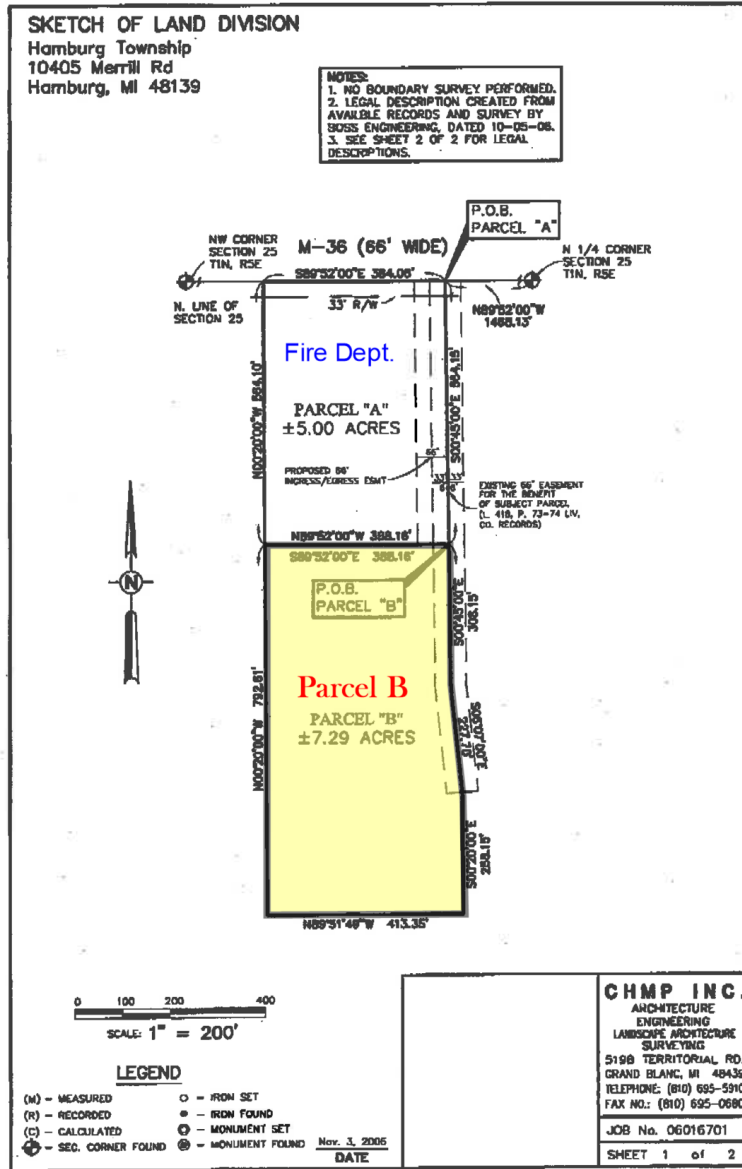
LEGEND:  
○ = IRON SET  
⊙ = IRON FOUND  
⊕ = MONUMENT FOUND  
- - - = FENCE  
(R) = RECORDED  
(M) = MEASURED

STATE OF MICHIGAN  
GARY R. BOSS  
SURVEYOR & ENGINEER  
NO. 17022  
LAND SURVEYOR & PROFESSIONAL ENGINEER

PARCEL B - SURVEY: 39.44 Acres M-36 | Hamburg, MI 48189

Fax from :

04-18-08 03:32p Pg: 2



LEGAL DESCRIPTION PARCEL B: 39.44 Acres M-36 | Hamburg, MI 48189

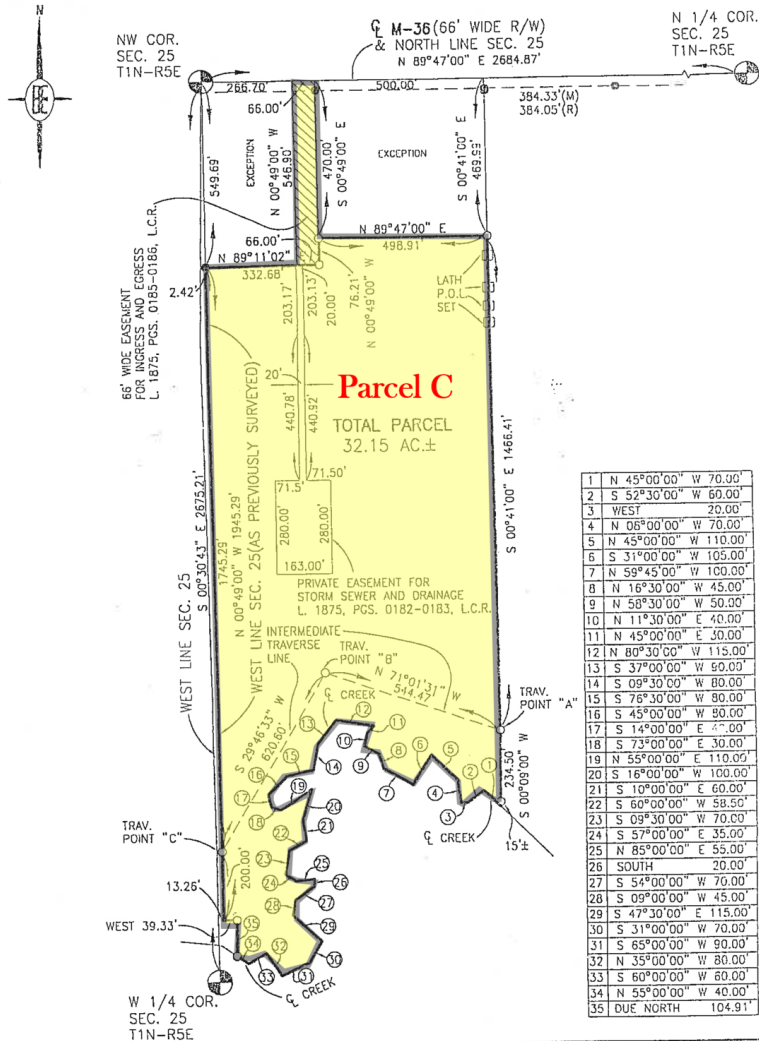
**LEGAL DESCRIPTION - (REMAINDER)**

Part of the Northwest 1/4 of Section 25, T1N, R5E, Hamburg Township, Livingston County, Michigan, more particularly described as: Commencing at the North 1/4 corner of said Section 25; thence along the North section line, North 89°52'00" West, 1468.13 feet; thence South 00°45'00" East, 564.15 feet to the POINT OF BEGINNING; thence continuing South 00°45'00" East, 308.15 feet; thence South 06°07'00" East, 227.70 feet; thence South 00°20'00" East, 258.15 feet; thence North 89°51'49" West, 413.35 feet; thence North 00°20'00" West, 792.61 feet; thence South 89°52'00" East, 388.16 feet to the POINT OF BEGINNING, containing 7.29 acres of land. Said parcel is subject to an existing 66 foot easement as recorded in L. 418, P. 73-74, Livingston County records, ALSO together with an ingress/egress easement over the east 66 feet of the following described land: Commencing at the North 1/4 corner of said Section 25; thence along the North section line, North 89°52'00" West, 1468.13 feet to the POINT OF BEGINNING; thence South 00°45'00" East, 564.15 feet; thence North 89°52'00" West, 388.16 feet; thence North 00°20'00" West, 564.10 feet to the North line of said Section 25; thence along said line, South 89°52'00" East, 384.06 feet to the POINT OF BEGINNING.

**LEGAL DESCRIPTION – 30' DRAINAGE EASEMENT**

A 30 foot wide Drainage Easement over part of the Northwest 1/4 of Section 25, T1N, R5E, Hamburg Township, Livingston County, Michigan, which centerline is more particularly described as: Commencing at the North 1/4 corner of said Section 25; thence along the North section line, North 89°52'00" West, 1468.13 feet; thence South 00°45'00" East, 564.15 feet; thence North 89°52'00" West, 15.00 feet to the POINT OF BEGINNING; thence South 00°45'00" East, 400.00 feet; thence continuing along a meandering natural drainage course to an existing pond area an additional 450 feet in a southwesterly direction to the POINT OF ENDING.

PARCEL C - SURVEY: 39.44 Acres M-36 | Hamburg, MI 48189



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DESCRIPTION:  
PART OF THE NW 1/4 OF SEC. 25, T1N-R5E, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

**BOSS ENGINEERING ENGINEERS & SURVEYORS**  
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HOWELL (517) 546-4836 BRICHTON (810) 229-4773  
FAX (517) 546-1676

CLIENT: WILSON  
JOB NO. 97424  
SHEET 1 OF 2  
H:97424S1

DATE: 08-14-97  
DATE: 09-03-97  
DATE: 08-25-97

SCALE: 1 INCH = 300 FEET

LEGEND:  
○ = IRON SET  
⊙ = IRON FOUND  
⊕ = MONUMENT FOUND  
- - - = FENCE  
(R) = RECORDED  
(M) = MEASURED

STATE OF MICHIGAN  
GARY R. BOSS  
SURVEYOR & ENGINEER  
NO. 17022  
LAND SURVEYOR A PROFESSIONAL ENGINEER

LEGAL DESCRIPTION PARCEL C: 39.44 Acres M-36 | Hamburg, MI 48189

TOTAL PARCEL

Part of the Northwest 1/4 of Section 25, T1N-R5E, Hamburg Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of said Section 25; thence along the North line of said Section 25 and the centerline of M-36 (66 foot wide Right-of-Way), N 89°47'00" E, 332.70 feet; thence S 00°49'00" E, 470.00 feet, to the POINT OF BEGINNING of the Parcel to be described; thence N 89°47'00" E, 498.91 feet; thence S 00°41'00" E, 1466.41 feet to a point later referred to as Traverse Point "A"; thence S 00°09'00" W, 234.50 feet to the centerline of a creek; thence along the said centerline on the following 34 courses:

1) N 45°00'00" W, 70.00 feet; thence 2) S 52°30'00" W, 60.00 feet; thence 3) West, 20.00 feet; thence 4) N 08°00'00" W, 70.00 feet; thence 5) N 45°00'00" W, 110.00 feet; thence 6) S 31°00'00" W, 105.00 feet; thence 7) N 59°45'00" W, 100.00 feet; thence 8) N 16°30'00" W, 45.00 feet; thence 9) N 58°30'00" W, 50.00 feet; thence 10) N 11°30'00" E, 40.00 feet; thence 11) N 45°00'00" E, 30.00 feet; thence 12) N 80°30'00" W, 115.00 feet; thence 13) S 37°00'00" W, 90.00 feet; thence 14) S 09°30'00" W, 80.00 feet; thence 15) S 76°30'00" W, 80.00 feet; thence 16) S 45°00'00" W, 80.00 feet; thence 17) S 14°00'00" E, 40.00 feet; thence 18) S 73°00'00" E, 30.00 feet; thence 19) N 55°00'00" E, 110.00 feet; thence 20) S 16°00'00" W, 100.00 feet; thence 21) S 10°00'00" E, 60.00 feet; thence 22) S 60°00'00" W, 58.50 feet; thence 23) S 09°30'00" W, 70.00 feet; thence 24) S 57°00'00" E, 35.00 feet; thence 25) N 85°00'00" E, 55.00 feet; thence 26) South, 20.00 feet; thence 27) S 54°00'00" W, 70.00 feet; thence 28) S 09°00'00" W, 45.00 feet; thence 29) S 47°30'00" E, 115.00 feet; thence 30) S 31°00'00" W, 70.00 feet; thence 31) S 65°00'00" W, 90.00 feet; thence 32) N 35°00'00" W, 80.00 feet; thence 33) S 60°00'00" W, 60.00 feet; thence 34) N 55°00'00" W, 40.00 feet;

thence Due North, 104.91 feet; thence West, 39.33 feet; thence along the West line of said Section 25 (as previously surveyed), N 00°49'00" W, 200.00 feet to Traverse Point "C", said point bearing N 71°01'31" W, 544.47 feet and S 29°46'33" W, 620.60 feet from Traverse Point "A"; thence continuing along the West line of said Section 25 (as previously surveyed), N 00°49'00" W, 1745.29 feet; thence N 89°11'02" E, 332.65 feet; thence N 00°49'00" W, 76.21 feet, to the POINT OF BEGINNING; Containing 32.15 acres, more or less, and including the use of a 66 foot wide Easement for Ingress and Egress as recorded in Liber 1875, pages 0185-0186, Livingston County Records. Also subject to a Private Easement for Storm Sewer and Drainage as recorded in Liber 1875, pages 0182-0183, Livingston County Records. Also subject to any other easements or restrictions of record.

Bearings were established from a previous survey by Washtenaw Engineering Company, Job No. 21461, dated 3-28-88.

References:


- 1) Survey by Washtenaw Engineering Company, Job No. 21461, dated 3-28-88.
- 2) Survey by Progressive, Job No. 9506-17, recorded in Liber 1946, pages 0290-0292, Livingston County Records.
- 3) Survey by Lyle W. Musell, dated 10-25-61.
- 4) Survey by Munsell & Garlock, dated 1-17-78.

Witnesses:

NW Cor, Sec. 25, T1N-R5E  
Fd. 1/2" Pipe in Mon. Box  
North 28.22' N/T W/S 15" Walnut  
South 38.61' N/T W/S Fence Post  
N45°W 53.12' N/T SW/S 30" Maple  
N75°W 129.02' N/T S/S 28" Maple

W 1/4 Cor. Sec. 25, T1N-R5E  
Fd 1 1/2" Pipe over 1/4" Rod  
North 37.58' 3/4" Pipe C/L old R.R. Track  
N45°E 10.27' Fd. Boss N/T S/S 5" Twin Tree  
S20°W 35.66' Nail E/S 14" Willow  
N30°W 43.46' Set Boss N/T S/S 8" Willow

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Rev. 09/03/97

Job Number: 97424   
Sheet: 2 OF 2

**BOSS ENGINEERING**  
**ENGINEERS & SURVEYORS**

3121 East Grand River • Howell, Michigan 48843  
Phone (517)546-4036 • Brighton (810)229-4773 • Fax (517)548-1670



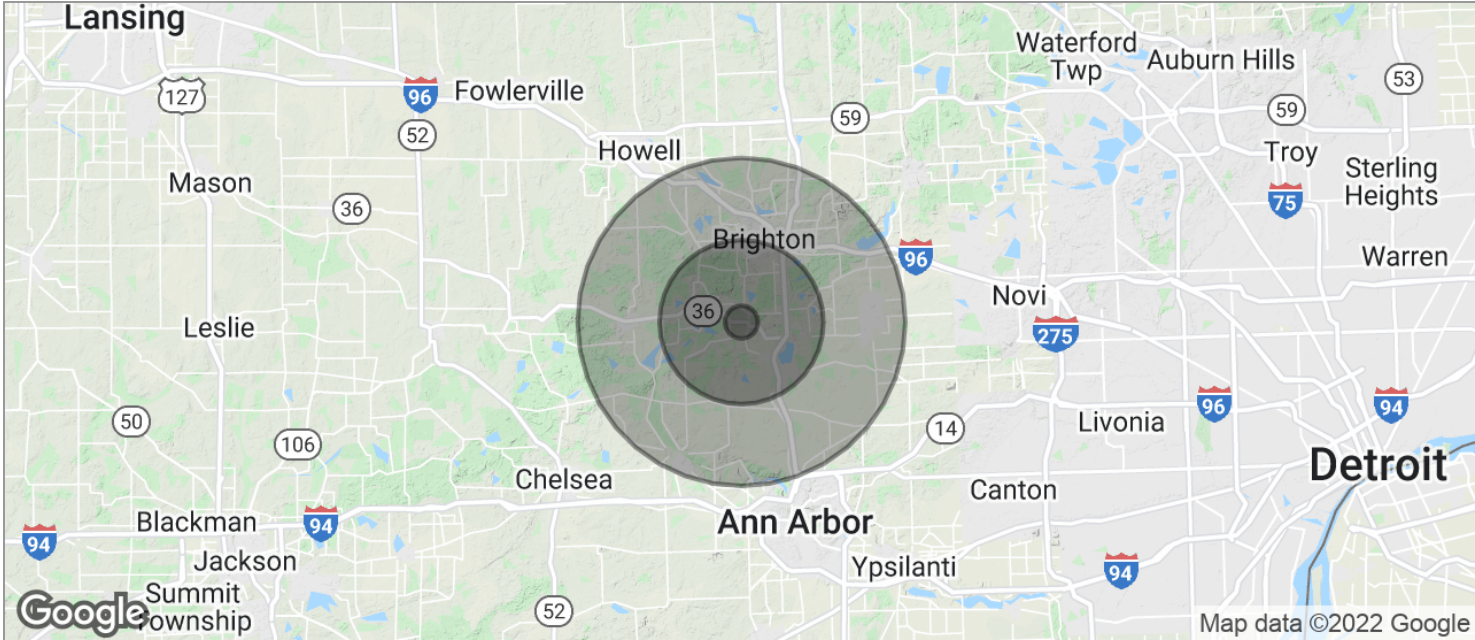
GARY R. BOSS R.L.S.

LOCATION MAPS: 39.44 Acres M-36 | Hamburg, MI 48189





DEMOGRAPHICS MAP: 39.44 Acres M-36 | Hamburg, MI 48189



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,168	40,537	136,235
MEDIAN AGE	40.6	40.9	41.6
MEDIAN AGE (MALE)	41.8	40.2	41.3
MEDIAN AGE (FEMALE)	39.8	41.0	41.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	807	15,268	51,523
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$84,495	\$89,245	\$91,883
AVERAGE HOUSE VALUE	\$176,865	\$239,593	\$270,515

\* Demographic data derived from 2010 US Census