



PARCEL 6

Leisure Tee, LLC  
Liber 2495, Page 256  
11/14/2013



The Five M Company  
Liber 1083, Page 909  
02/22/1996

**PROPOSED LEGEND**

- EXISTING SPEEDWAY PARCEL
- AREAS BEING PURCHASED IN ZONE B-3
- AREAS BEING PURCHASED AND REQUIRE REZONING FROM R-2 TO B-3

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TAPING AND/OR AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED.

IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



**TITLE COMMITMENT LEGAL DESCRIPTION (owned)**

Land situated in the Township of Eaton, Eaton County, State of Michigan, to wit:  
Now in the City of Charlotte,  
A parcel of land in Section 7, Town 2 North, Range 4 West, Easton Township, Eaton County, Michigan;

the boundary of said parcel being described as commencing at the East 1/4 corner of said Section;

thence South 00 deg. 23' 32" West along the East line of said Section 7, 356.10 feet;

thence North 89 deg. 36' 28" West at right angles to said East line of Section 7, 1184.02 feet to the point of beginning, said point being on the centerline of Lansing Street;

thence South 35 deg. 30' 26" West along the centerline of Lansing Street, 201.30';

thence North 54 deg. 29' 34" West at right angles to Lansing Street, 217.00 feet;

thence North 35 deg. 30' 26" East parallel to the centerline of Lansing Street 201.30 feet;

thence South 54 deg. 29' 34" East, 217.00 feet to the point of beginning.

The property described and shown hereon is the same property as described in title commitment order number 15-109933 with an effective date of November 25, 2015 at 8:00 a.m. prepared by Fidelity National Title Group

**PROPOSED PARCEL DESCRIPTION**

Situated in the City of Charlotte, formerly part of Eaton Township, Eaton County, in the State of Michigan and part of Section 7 (T2N, R4W) and being the whole of a parcel conveyed to EMRO Marketing (Liber 859, Page 719, 06/26/1991), the whole a parcel conveyed to Veterans of Foreign Wars of the United States of America, Post 2406 (Liber 1439, Page 1126 & 1127, 08/08/2001), and part of Parcels 1, 3, & 7 as cited in Liber 2495, Page 256 (11/14/2013) as conveyed to Leisure Tee, LLC and being further bounded and described as follows:

Commencing at a 2-1/2" disc stamped "EATON CO PA345 39079 30090" found at the northeast corner of the Southeast Quarter of said Section 7, referenced by a 1/2" iron pin in a monument box found South 00°53'30" West, 2642.68 feet;

thence South 00°53'30" West, along the east line of the Southeast Quarter Section 7, a distance of 353.65 feet;

thence North 89°06'30" West, leaving said Section Line, a distance of 1,194.23 feet to the centerline of Highway I-69 BL and the TRUE PLACE OF BEGINNING of the parcel herein described;

thence South 35°49'29" West, along said centerline, a distance of 287.98 feet;

thence North 54°10'31" West, a distance of 174.50 feet to a 5/8" iron pin set with cap marked "CESO INC", having passed through a 5/8" iron pin set with cap marked "CESO INC" at 33.00';

thence North 12°32'31" West, a distance of 12.04 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence North 35°49'29" East, a distance of 79.00 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence North 54°10'31" West, a distance of 50.00 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence North 35°49'29" East, a distance of 105.50 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence North 54°10'31" West, a distance of 146.50 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence South 35°49'29" West, a distance of 6.00 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence North 54°10'31" West, a distance of 49.00 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence North 35°49'29" East, a distance of 101.48 feet to a 5/8" iron pin set with cap marked "CESO INC";

thence South 54°10'31" East, a distance of 429.00 feet to the TRUE PLACE OF BEGINNING and containing 1.8783 acres, more or less, having passed through a 5/8" iron pin set with cap marked "CESO INC" at 396.00 feet, as surveyed and described by Robert Matko, PS-54056, for and on behalf of CESO, Inc. in April 2016.

Basis of Bearings for this survey is NAD 83 MICHIGAN SOUTH



NO.	REVISIONS	DATE	DATE

**SITE ZONING PLAN**  
**REBUILD**  
687 LANSING HWY  
EATON COUNTY  
CHARLOTTE, MI

STORE OR BLDG NO.	7515
VERSION OR ID NO.	67455
SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. C. CLEVENGER	4/4/2016
P.MGR. M. BERGMAN	4/4/2016
R.W.R. R. MATKO	4/4/2016
DRWG NO.	7515-ZZ