

# FOR SALE

## 11.82 ACRES INDUSTRIAL



10 MILE ROAD

GRISWOLD ROAD

9 MILE ROAD

Vacant Griswold Road  
LYON CHARTER TOWNSHIP, MICHIGAN

**\$949,000**

- Electric On Site
- General Industrial zoning allows the following outdoor storage uses, subject to special land use approval;
  - Motor Freight Operations
  - Truck/Trailer Parking
  - Lumber Yards/ Building Material Sales
  - Construction Equipment Sales
  - Landscape Contractor Operations
- **Land Contract Terms Available**

<b>West side of Griswold Road, South of 10 Mile Road</b>	
<b>Lot Size</b>	<b>11.82 Acres</b>
Zoning	I-2 (General Industrial)
Traffic Count	14,752 Cars Per Day
Utilities	City Water and Sanitary Sewer
Parcels	21-29-226-030
Taxes	\$742.82 /Acre
Rate	\$80,287.65 /Acre

**Burger**

& COMPANY

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

**248.536.2888**

WWW.BURGERCOLLC.COM

**Paul Burger, SIOR**

President

Cell: 586.202.7800

paul@burgercollc.com

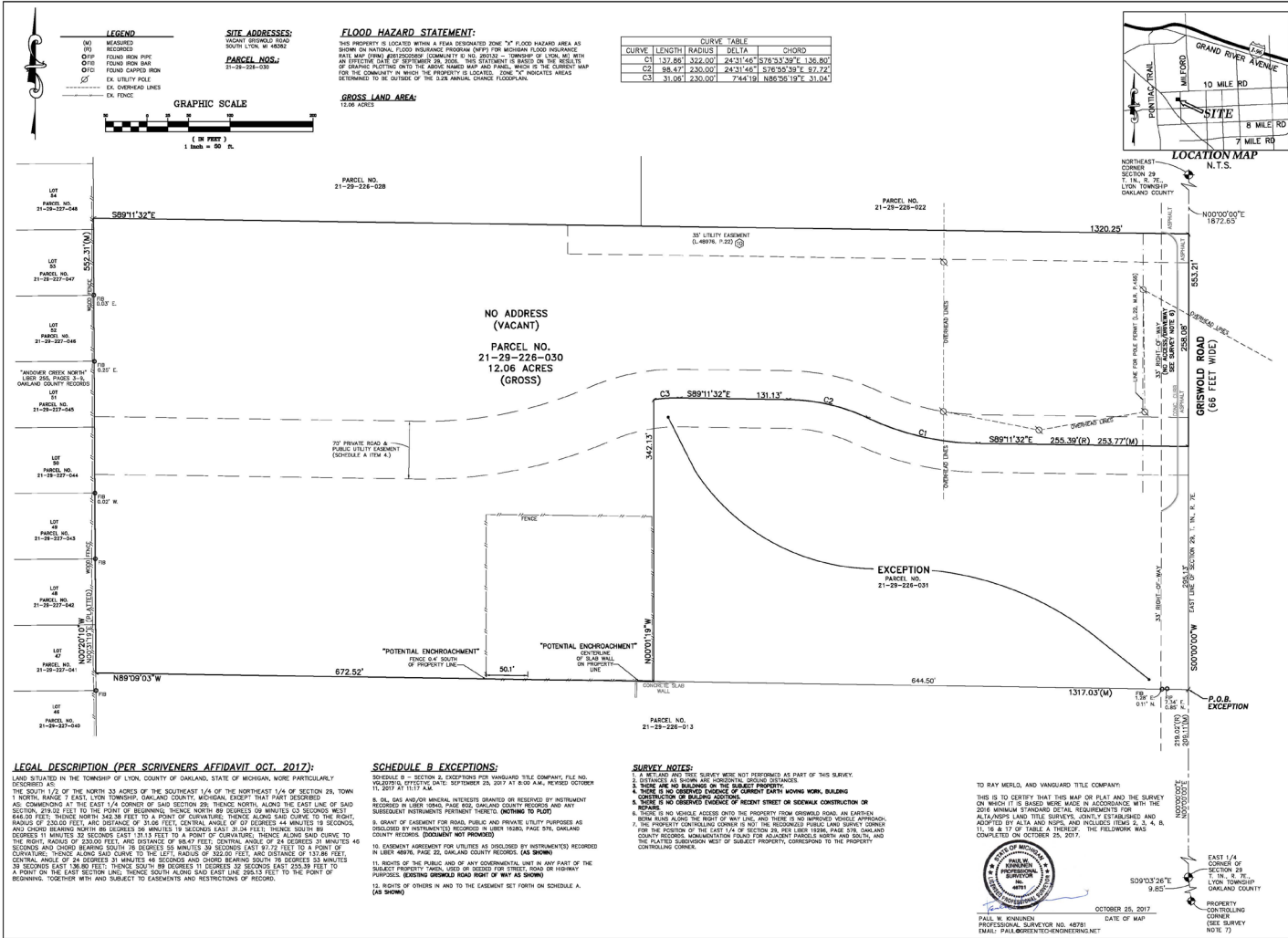
**Jack Bushart**

Sales Associate

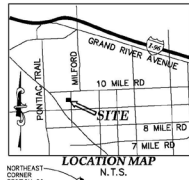
Cell: 734.890.4609

jack@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	137.60'	322.00'	24°31'46"	576.93 3/4'
C2	28.47'	230.00'	24°31'46"	576.93 3/4'
C3	31.06'	230.00'	74°43'19"	489.50 1/2'



**GREENTECH ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2147 N. Woodward Ave., Warren, MI 48093  
 Phone: (248) 586-2339 Fax: (248) 586-3700

**811**  
 Digging Below Call before you Dig.

**ALTA/NSPS LAND TITLE SURVEY**  
 PARCEL NO. 21-22-030 - VACANT GRISWOLD ROAD  
 SECTION 29  
 T. 14 N., R. 15 W., L. 29  
 LYON TOWNSHIP  
 OAKLAND COUNTY  
 MICHIGAN

RAY MERLO  
 SURVEYOR

DATE: 10-26-17  
 DRAWN BY: PKM  
 CHECKED BY: JM  
 17-340

**LEGAL DESCRIPTION (PER SCRIVENERS AFFIDAVIT OCT. 2017):**  
 LAND SITUATE IN THE TOWNSHIP OF LYON, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 THE SOUTH 1/2 OF THE NORTH 33 ACRES OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP OF LYON, COUNTY OF OAKLAND, MICHIGAN, EXCEPT THAT PART DESCRIBED AND COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 29 TO 200 FEET TO A POINT OF BEGINNING, THENCE NORTH 89 DEGREES 11 MINUTES 32 SECONDS WEST 842.00 FEET, THENCE NORTH 142.38 FEET TO A POINT OF CURVATURE, THENCE ALONG SAID CURVE TO THE RIGHT, RADIUS OF 322.00 FEET, ARC DISTANCE OF 31.06 FEET, CENTRAL ANGLE OF 74 DEGREES 43 MINUTES 19 SECONDS, THENCE ALONG SAID CURVE TO THE RIGHT, RADIUS OF 230.00 FEET, ARC DISTANCE OF 28.47 FEET, CENTRAL ANGLE OF 24 DEGREES 31 MINUTES 46 SECONDS, THENCE ALONG SAID CURVE TO THE LEFT, RADIUS OF 230.00 FEET, ARC DISTANCE OF 31.06 FEET, CENTRAL ANGLE OF 74 DEGREES 43 MINUTES 19 SECONDS, THENCE ALONG SAID CURVE TO THE LEFT, RADIUS OF 322.00 FEET, ARC DISTANCE OF 137.60 FEET, CENTRAL ANGLE OF 24 DEGREES 31 MINUTES 46 SECONDS, THENCE SOUTH 89 DEGREES 11 MINUTES 32 SECONDS EAST 200.39 FEET TO A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 11 MINUTES 32 SECONDS EAST 200.39 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**SCHEDULE B EXCEPTIONS:**  
 SCHEDULE B - SECTION 2 EXCEPTIONS FOR VANGUARD TITLE COMPANY, FILE NO. 11-2017-0111, RECORDED OCTOBER 25, 2017 AT 8:00 A.M., REVISED OCTOBER 11, 2017 AT 11:51 A.M.  
 8.00. GAS AND/OR MINERAL INTERESTS GRANTED OR RESERVED BY INSTRUMENT RECORDED IN DEED BOOKS PAGE 808 (OAKLAND COUNTY RECORDS) AND ANY SUBSEQUENT INSTRUMENTS PERTAINING HERETO, INCLUDING THE RIGHT OF EASEMENT FOR ROAD, PUBLIC AND PRIVATE UTILITY PURPOSES AS DISCLOSED BY INSTRUMENTS RECORDED IN DEED BOOKS PAGE 576, OAKLAND COUNTY RECORDS (DOCUMENT NOT PROVIDED)  
 11. EASEMENT AGREEMENT FOR UTILITIES AS DISCLOSED BY INSTRUMENTS RECORDED IN DEED BOOKS PAGE 22, OAKLAND COUNTY RECORDS (AS SHOWN)  
 12. RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE SUBJECT PROPERTY PAVED, USED OR DESIGNED FOR STREET, ROAD OR HIGHWAY PURPOSES, (BORROW GRISWOLD ROAD RIGHT OF WAY AS SHOWN)  
 13. RIGHTS OF OTHERS IN AND TO THE EASEMENT SET FORTH ON SCHEDULE A. (AS SHOWN)

**SURVEY NOTES:**  
 1. A RE-AND RE-SURVEY WAS NOT PERFORMED AS PART OF THIS SURVEY.  
 2. CURVES AS SHOWN AND WARDEN'S CURVES DESCRIBED.  
 3. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.  
 4. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH WORKING, BUILDING CONSTRUCTION OR BURNING ALIEN.  
 5. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR BURNING ALIEN.  
 6. THERE IS NO EVIDENCE OF ACCESS ONTO THE PROPERTY FROM GRISWOLD ROAD, AN EASTERN BOUNDARY ADJACENT TO THE SUBJECT PROPERTY, AND THERE IS NO EVIDENCE OF ACCESS APPROACH TO THE PROPERTY FROM GRISWOLD ROAD TO THE WEST.  
 7. THE POINTS OF BEGINNING AND END OF CURVE ARE SHOWN AS SHOWN FOR THE POSITION OF THE LAST 1/4 OF SECTION 29, SEC 1086, PAGE 576, OAKLAND COUNTY RECORDS, COMMENCING FROM THE POINT OF BEGINNING NORTH AND SOUTH, AND THE PLATTED SUBDIVISION WEST OF SUBJECT PROPERTY, CORRESPOND TO THE PROPERTY CONTROLLING CURVES.  
 8. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, COUNTY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND PRACTICES ITEMS 2, 3, 4, 8, 11, 16 & 17 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 25, 2017.

TO RAY MERLO, AND VANGUARD TITLE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, COUNTY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND PRACTICES ITEMS 2, 3, 4, 8, 11, 16 & 17 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 25, 2017.

PAUL W. KUNZHEN  
 PROFESSIONAL SURVEYOR NO. 48781  
 EMAIL: PAUL@GREENTECH-ENGINEERING.NET

OCTOBER 25, 2017  
 DATE OF MAP

PROPERTY CORNER (SEE SURVEY NOTE 7)



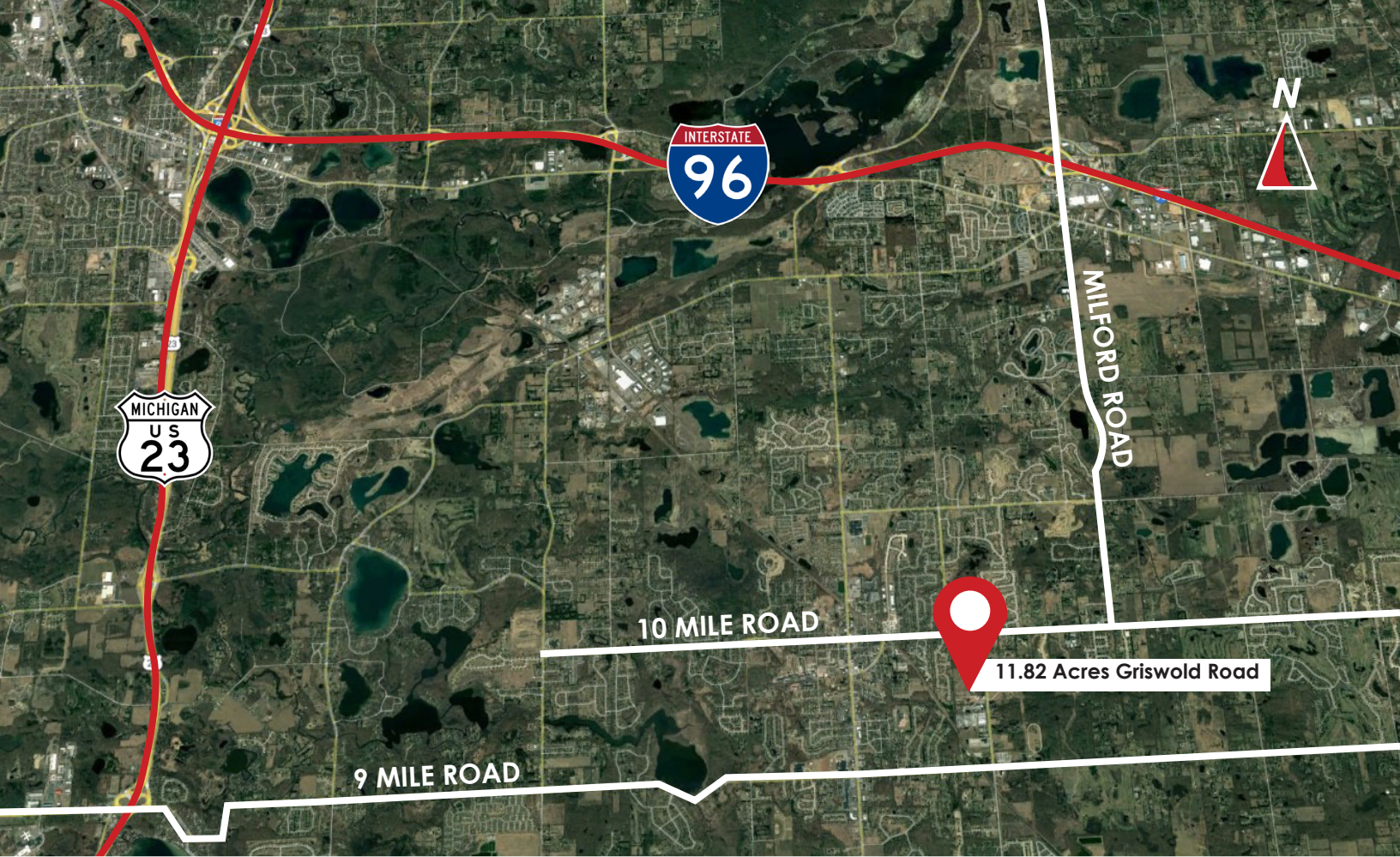
**Burger & COMPANY**

38345 W. 10 Mile Road, Suite 100  
 Farmington Hills, MI 48335  
**248.536.2888**  
 WWW.BURGERCOLLC.COM

**Paul Burger, SIOR**  
 President  
 Cell: 586.202.7800  
 paul@burgercollc.com

**Jack Bushart**  
 Sales Associate  
 Cell: 734.890.4609  
 jack@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335  
**248.536.2888**  
WWW.BURGERCOLLC.COM

**Paul Burger, SIOR**  
President  
Cell: 586.202.7800  
paul@burgercollc.com

**Jack Bushart**  
Sales Associate  
Cell: 734.890.4609  
jack@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.