



165 N. North Shore Drive, Lake Orion, MI 48362

Office (248) 340-8900

**VACANT LAND – Meijer Outlot
44475 Tyler Road
Van Buren Township, MI**



PURCHASE PRICE: \$300,000

PARCEL ID #: 83-058-99-0006-712

REAL ESTATE TAXES ('24): \$15,376 / year (SEV = \$278,200)

LAND SIZE: .68 acres (150' on Tyler x 196.15')

TRAFFIC LIGHT: Yes

ZONING: C-2 (Extensive Highway Business)

DEMOGRAPHICS ('24):	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
- Population:	4,098	17,564	29,772
- Avg. Hsehd Inc:	\$105,580	\$95,212	\$93,480
- Med. Hsehd Inc:	\$81,158	\$69,677	\$68,582

Information contained herein was obtained from sources deemed reliable, but it is not guaranteed. Subject to prior sale, change of price, or withdrawal.

Van Buren Twp, MI



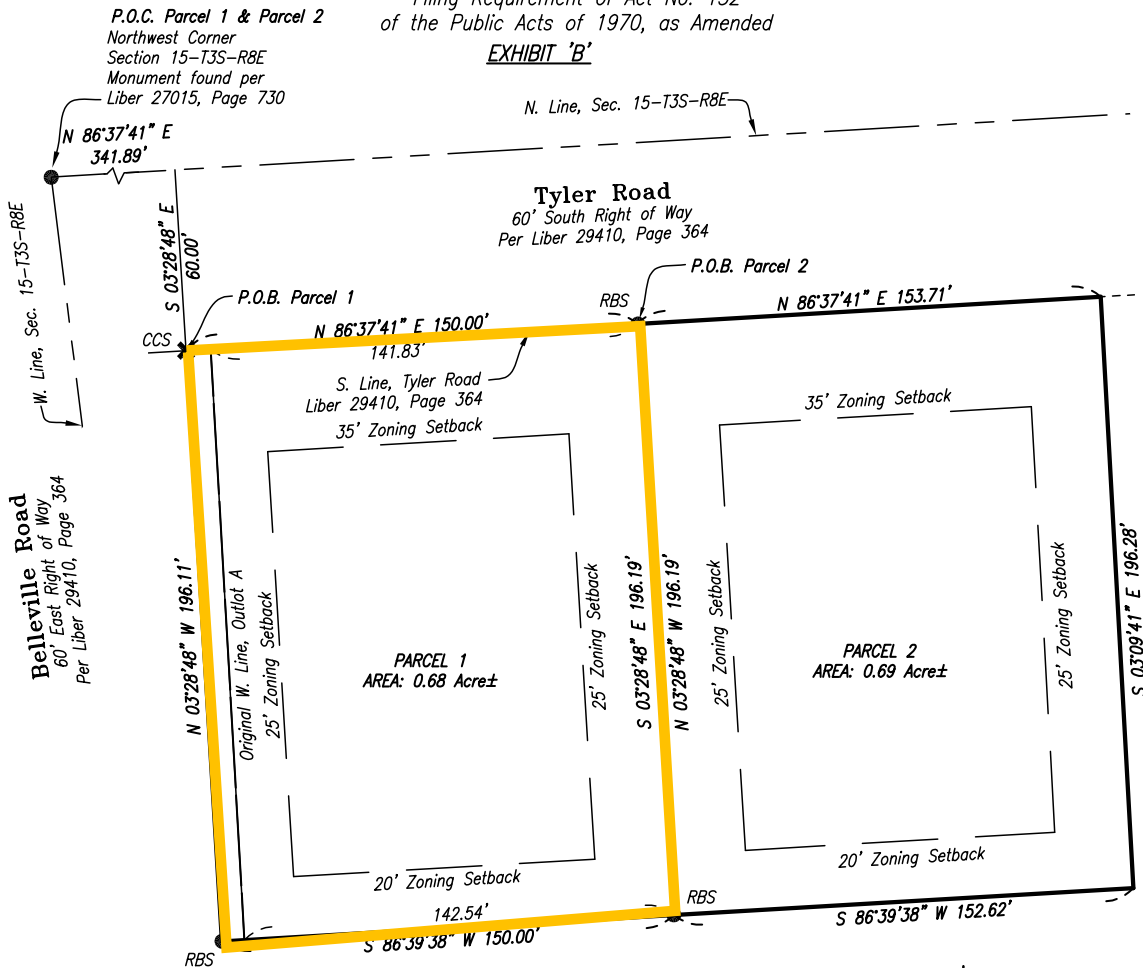
Van Buren Twp, MI



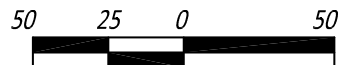
CERTIFICATE OF SURVEY

Filing Requirement of Act No. 132
of the Public Acts of 1970, as Amended

EXHIBIT 'B'



Basis of Bearings: Michigan
State Plane, NAD83, South Zone.



Scale: 1" = 50'

● RBS - 5/8" Rebar Set with
"Toscani PS57516" ID Cap

✕ CCS - Cut Cross Set

I hereby state that I have surveyed and mapped the land above
platted and described on November 9, 2020 and that all of the
requirements of PA 132, 1970 have been met.

Anthony J. Toscani
Anthony Joseph Toscani
Licensed Professional Surveyor No. 4001057516



CERTIFICATE OF SURVEY

Filing Requirement of Act No. 132
of the Public Acts of 1970, as Amended

EXHIBIT 'B'

Parcel 1:

Part of the Northwest Quarter of Section 15, Township 3 South, Range 8 East, Van Buren Township, Wayne County, Michigan being more particularly described as follows:

Commencing at the Northwest corner of said Section 15; thence North 86 degrees 37 minutes 41 seconds East (this and all subsequent bearings are referenced to the Michigan State Plane Coordinate System of 1983, South Zone), 341.89 feet along the north line of said Northwest Quarter; thence South 3 degrees 28 minutes 48 seconds East, 60.00 feet to the south line of a Parcel described to the Board of County Road Commissioners of the County of Wayne in a Grant of Right of Way document recorded in Liber 29410, Page 364, Wayne County Records and the POINT OF BEGINNING; thence North 86 degrees 37 minutes 41 seconds East, along said south line, 150.00 feet; thence South 3 degrees 28 minutes 48 seconds East, 196.19 feet; thence South 86 degrees 39 minutes 38 seconds West, 150.00 feet; thence North 3 degrees 28 minutes 48 seconds West, 196.11 feet to said south line of the County Road Commissioners Parcel and the Point of Beginning, containing 0.68 acre, more or less.

Parcel 2:

Part of the Northwest Quarter of Section 15, Township 3 South, Range 8 East, Van Buren Township, Wayne County, Michigan being more particularly described as follows:

Commencing at the Northwest corner of said Section 15; thence North 86 degrees 37 minutes 41 seconds East (this and all subsequent bearings are referenced to the Michigan State Plane Coordinate System of 1983, South Zone), 341.89 feet along the north line of said Northwest Quarter; thence South 3 degrees 28 minutes 48 seconds East, 60.00 feet to the south line of a Parcel described to the Board of County Road Commissioners of the County of Wayne in a Grant of Right of Way document recorded in Liber 29410, Page 364, Wayne County Records; thence North 86 degrees 37 minutes 41 seconds East, 150.00 feet along said south line to the POINT OF BEGINNING; thence North 86 degrees 37 minutes 41 seconds East, along said south line, 153.71 feet; thence South 3 degrees 09 minutes 41 seconds East, 196.28 feet; thence South 86 degrees 39 minutes 38 seconds West, 152.62 feet; thence North 3 degrees 28 minutes 48 seconds West, 196.19 feet to said south line of the County Road Commissioners Parcel and the Point of Beginning, containing 0.69 acre, more or less.

Surveyor's Notes:

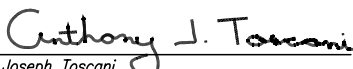
1. The description for Outlot "A" shown on Sheet 1 is the description of Outlot "A" prepared by SSQE, Inc. as Project No. 006120-03.
2. The description for Outlot "A" has a different basis of bearings from this survey. The rotation angle between the bearings shown on Sheet 1 and the bearings shown on this survey is 01°13'09" in a counter-clockwise direction.
2. This plat represents a survey of a new parcel (Parcel 1) to be cut from the Outlot "A" (Meijer, Inc). A description of the remainder of Outlot "A" has also been prepared.
3. Parcel Numbers shown hereon were obtained from the Wayne County GIS.
4. Any easements that may lie on these parcels are not shown.
5. Last date of fieldwork: September 4, 2020.
6. The ratio of closure of the unadjusted field observations for this survey did not exceed 1 foot in 5000 feet.

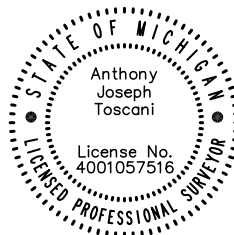
Reference Surveys

The following was referenced during the course of this survey:

1. An ALTA/ACSM Land Title Survey of the Meijer parcel prepared by Progressive, AE as File Number: 8807-40A, dated January 1, 1990.

I hereby state that I have surveyed and mapped the land above
platted and described on November 9, 2020 and that all of the
requirements of PA 132, 1970 have been met.


Anthony Joseph Toscani
Licensed Professional Surveyor No. 4001057516



VAN BUREN TOWNSHIP MICHIGAN
CERTIFICATE OF SURVEY
9701 BELLEVILLE ROAD
PART OF THE NW 1/4, SEC. 15-T3S-R8E
FOR: SEVAN MULTI-SITE SOLUTIONS, LLC.

R:\PROJ\2011\0057\PLAT\0057PL.DWG
DRAWN: AJT CHK'D: SAJ
DESIGNED: - APPR'D: AJT
DATE: NOVEMBER 9, 2020
SCALE: N/A
PROJECT NUMBER
2011-0057-90
SHEET 3
OF 3
DRAWING NUMBER
0057 PL