

FOR SALE

2.98 ACRES COMMERCIAL



\$675,000.00

Vacant Pontiac Trail LYON CHARTER TOWNSHIP, MICHIGAN

- In the Path of Progress!
- Tremendous Location in Fast Growing Lyon Township!
- 14" Water Line West Side of Pontiac Trail
- County Drain on Site
- 8" Sanitary Line East Side of Pontiac Trail

Zoning	B-2 Community Business	Lot Size	2.98 Acres
Electrical	Available	Traffic Count	16,330 Cars Per Day (2022)
Gas	Available		
Price Rate	\$226,510.06 Per Acre	Taxes	\$24,982.18 (2022)

Burger

& COMPANY

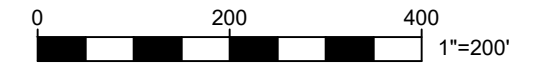
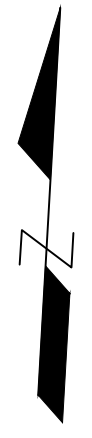
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Farmington Hills, MI 48335
248.536.2888
WWW.BURGERCOLLC.COM

Victor Burger
Sales Associate
Cell: 810.206.5747
vic@burgercollc.com

Nicolo Burger, CCIM
Vice President
Cell: 810-224-8103
nic@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

LYON TOWNSHIP WATER



HYDRANT LOCATIONS		
HYDRANT I.D.	LATITUDE	LONGITUDE
1005	N042°26'04.16"	W083°38'58.59"
1006	N042°26'09.28"	W083°38'58.97"
1007	N042°26'19.11"	W083°38'59.78"
1010	N042°26'12.80"	W083°38'59.28"
1312	N042°26'02.4"	W083°38'59.6"
1313	N042°26'00.2"	W083°39'11.5"
1314	N042°26'02.0"	W083°39'13.7"
1315	N042°26'06.0"	W083°39'11.9"
1316	N042°26'02.8"	W083°39'08.3"

GATE VALVE LOCATIONS		
VALVE I.D.	LATITUDE	LONGITUDE
980	N042°26'04.08"	W083°38'58.82"
981	N042°26'12.83"	W083°38'59.53"
982	N042°26'19.15"	W083°39'00.05"
1380	N042°26'02.0"	W083°38'58.9"
1381	N042°26'02.4"	W083°38'59.3"
1382	N042°26'01.3"	W083°39'08.3"
1383	N042°25'59.9"	W083°39'09.0"
1384	N042°26'02.0"	W083°39'13.3"
1385	N042°26'03.1"	W083°39'13.0"
1386	N042°26'03.8"	W083°39'07.9"
1387	N042°26'01.3"	W083°39'08.3"

DATUM:
TABLE INFORMATION BASED ON COORDINATE SYSTEM LL84.

973

LEGEND

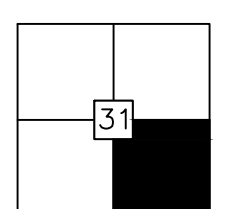
- WATER MAIN
- WATER SERVICE LEAD
- HYDRANT
- GATE WELL
- PARCEL

UPDATED:
04-17-2023

CES
CIVIL ENGINEERING SOLUTIONS, Inc.

1150 CORPORATE OFFICE DR.
SUITE # 210
MILFORD, MI 48381
PH: (248)264-6906
izawodo@Civilengineeringsolutions.us

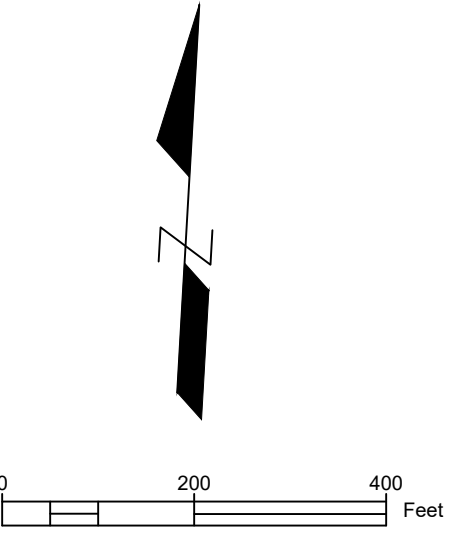
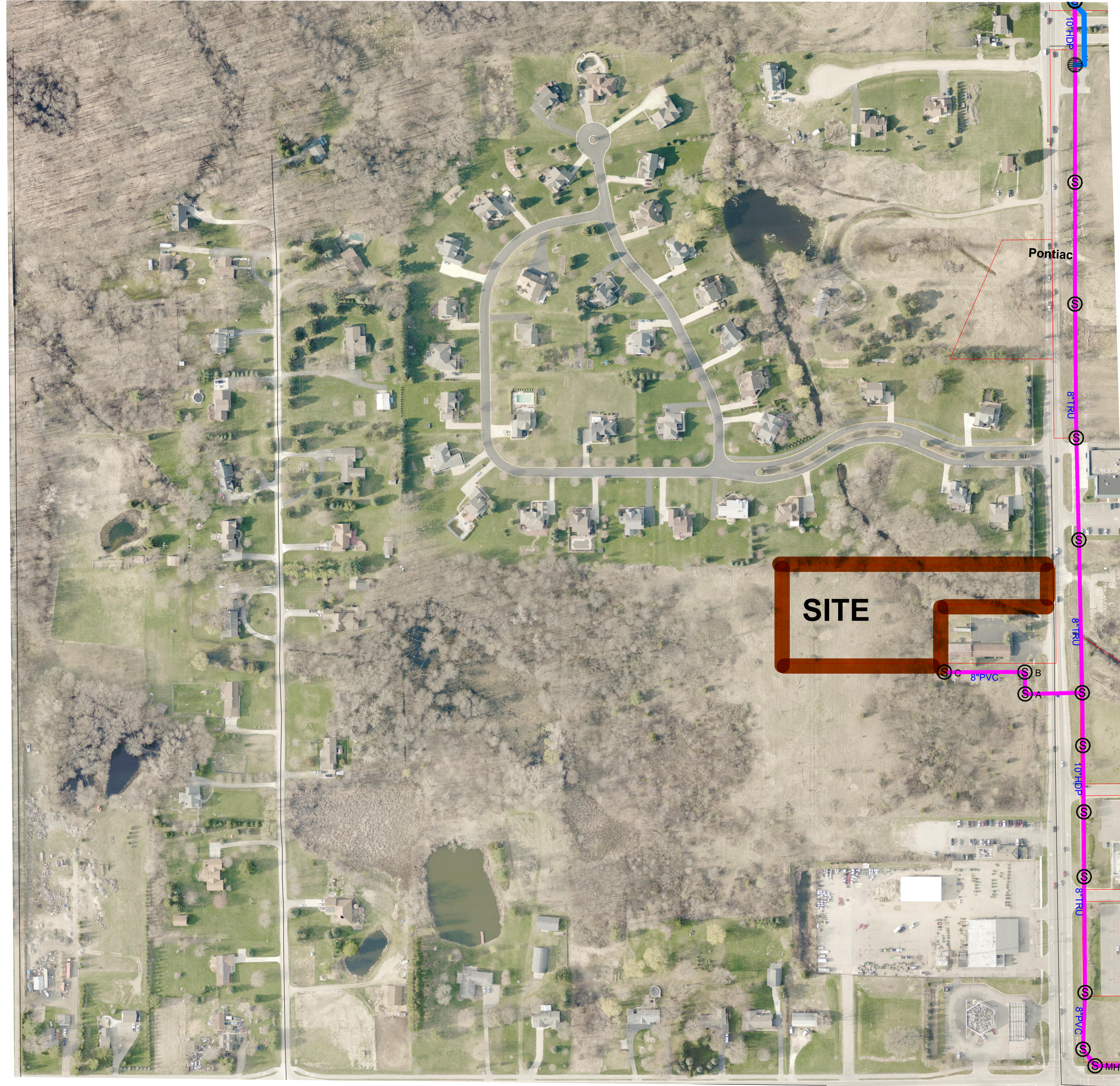
SECTION: 31
QUADRANT: SE



DISCLAIMER:
THE INFORMATION DISPLAYED IN THIS MAP IS COMPILED FROM RECORDED DOCUMENTS, PLATS, TAX MAPS, SURVEYS AND OTHER PUBLIC RECORDS. ALTHOUGH THIS INFORMATION IS INTENDED TO ACCURATELY REFLECT PUBLIC INFORMATION, IT IS NOT A LEGALLY RECORDED MAP OR SURVEY AND IS NOT INTENDED TO BE USED AS ONE. USERS SHOULD CONSULT PRIMARY/ORIGINAL INFORMATION SOURCES WHERE APPROPRIATE.



CHARTER TOWNSHIP OF LYON
SANITARY SEWER
LOCATION MAP



Number	MH ID	LONGITUDE	LATITUDE	Project Name
31003	A	W83° 38' 59.3"	N42° 26' 03.8"	Senior Living
31004	B	W83° 38' 59.3"	N42° 26' 04.6"	Senior Living
31005	C	W83° 39' 01.8"	N42° 26' 04.6"	Senior Living
32013	MH34	W83° 38' 58.58"	N42° 26' 21.44"	SW Sanitary Sewer S.A.D. PH III
32014	PS 8	W83° 38' 58.47"	N42° 26' 19.84"	SW Sanitary Sewer S.A.D. PH III
32015	MH12	W83° 38' 58.47"	N42° 26' 19.84"	SW Sanitary Sewer S.A.D. PH III
32016	MH13	W83° 38' 58.28"	N42° 26' 16.89"	SW Sanitary Sewer S.A.D. PH III
32017	MH14	W83° 38' 58.08"	N42° 26' 13.82"	SW Sanitary Sewer S.A.D. PH III
32018	MH15	W83° 38' 57.82"	N42° 26' 10.47"	SW Sanitary Sewer S.A.D. PH III
32019	MH16	W83° 38' 57.56"	N42° 26' 07.91"	SW Sanitary Sewer S.A.D. PH III
32020	MH16A	W83° 38' 57.09"	N42° 26' 02.74"	SW Sanitary Sewer S.A.D. PH III
32021	MH16B	W83° 38' 56.95"	N42° 26' 01.08"	SW Sanitary Sewer S.A.D. PH III
32022	MH17	W83° 38' 56.83"	N42° 25' 59.45"	SW Sanitary Sewer S.A.D. PH III
32023	MH18	W83° 38' 56.61"	N42° 25' 56.54"	SW Sanitary Sewer S.A.D. PH III
32024	MH01	W83° 38' 56.59"	N42° 25' 55.11"	Lyon Town Square
32025	MH02	W83° 38' 56.15"	N42° 25' 54.71"	Lyon Town Square

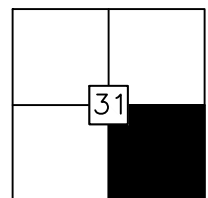
FORMATION BASED ON COORDINATE SYSTEM LL84.

UPDATED:
04-17-2023

LEGEND

- SEWER GRAVITY
- SEWER NON GRAVITY
- SANITARY LEAD
- ⊙ MANHOLES
- PARCEL
- ▨ CITY OF SOUTH LYON

SECTION: 31
QUADRANT: SE



UPDATED: 12-01-2022

CES
CIVIL ENGINEERING
SOLUTIONS, Inc.

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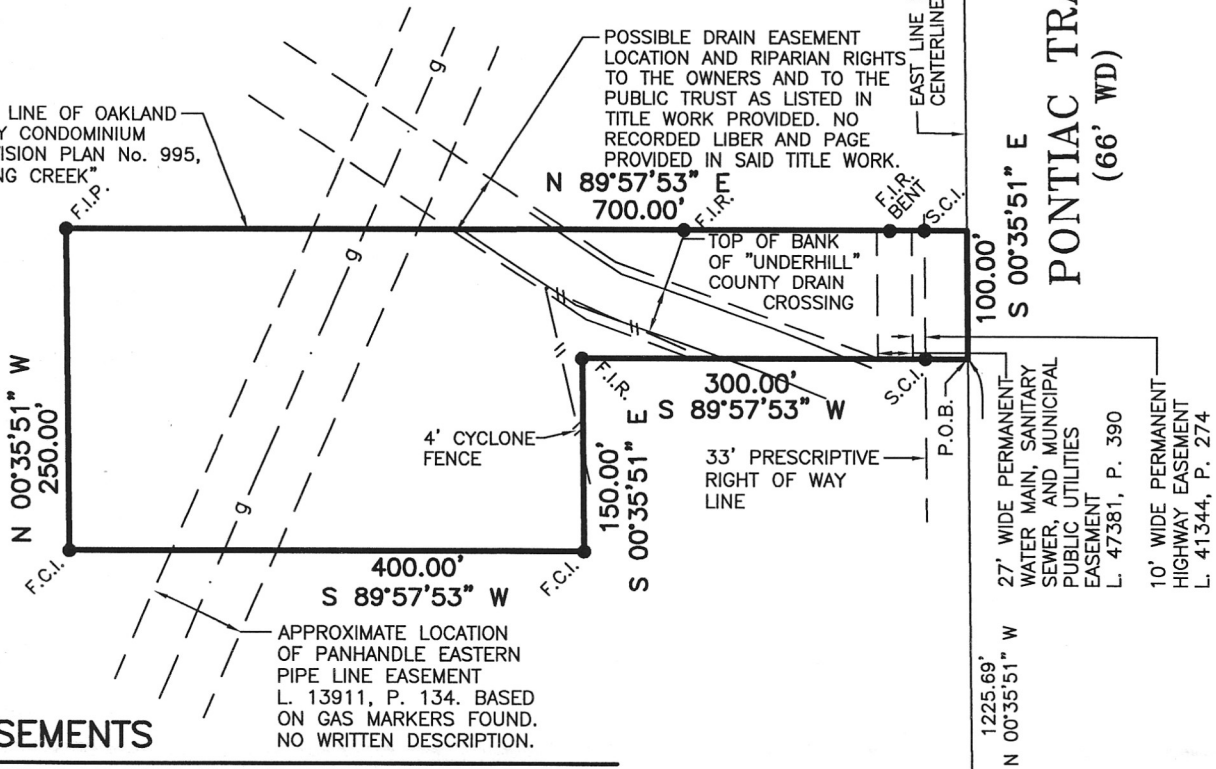
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CERTIFICATE OF SURVEY



EAST 1/4 CORNER
SECTION 31
T.1N., R.7E.
LYON TOWNSHIP
OAKLAND COUNTY, MICHIGAN
LCRC: L. 19296, P. 556

SOUTH LINE OF OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 995, "WINDING CREEK"



EASEMENTS

14. RIGHTS OF OTHER RIPARIAN OWNERS AND PUBLIC TRUST FOR "UNDERHILL" OAKLAND COUNTY DRAIN SHOWN AS POSSIBLE. THIS IS UNRECORDED BASED ON INFORMATION PROVIDED.
16. MATTERS REFERENCED IN CERTIFICATE OF SURVEY AS RECORDED IN L. 8131, P. 164 SHOWN AS TO WHAT IS EFFECTING REFERENCED PROPERTY.
17. LOCATION OF PANHANDLE EASTERN PIPE LINE COMPANY AS RECORDED IN L. 13911, P. 134 SHOWN BASED ON MONUMENTATION IN THE FIELD. NO RECORDED DESCRIPTION.
18. TEMPORARY GRADING EASEMENT AS RECORDED IN L. 40832, P. 792 APPEARS TO BE EXPIRED.
19. TEMPORARY GRADING/CONSTRUCTION EASEMENT AS RECORDED IN L. 40866, P. 128 AND L. 41344, P. 270 APPEARS TO BE EXPIRED.
20. HIGHWAY EASEMENT AS RECORDED IN L. 41334, P. 274 SHOWN.
21. PERMANENT WATER MAIN, SANITARY SEWER AND MUNICIPAL PUBLIC UTILITIES EASEMENT AS RECORDED IN L. 47381, P. 390 SHOWN.

SOUTHEAST CORNER
SECTION 31
T.1N., R.7E.
LYON TOWNSHIP
OAKLAND COUNTY, MICHIGAN
LCRC: L. 19296, P. 557

LEGAL DESCRIPTION

SEE ATTACHED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 09/13/23 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

Greg L. Ash

GREG L. ASH, P.L.S. #28400

LEGEND

RECORDED	R.
MEASURED	M.
PRORATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND IRON ROD	F.I.R.
FOUND IRON PIPE	F.I.P.
SET CAPPED IRON	S.C.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.



9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:
TONY RUGIERO
2220 NORTH CANTON CENTER RD
CANTON, MI 48187

DATE: 09/20/23
JOB NO.: 4225-001
FILE NO.: 4225-001

SCALE: 0' 150' 300'
1" = 150'



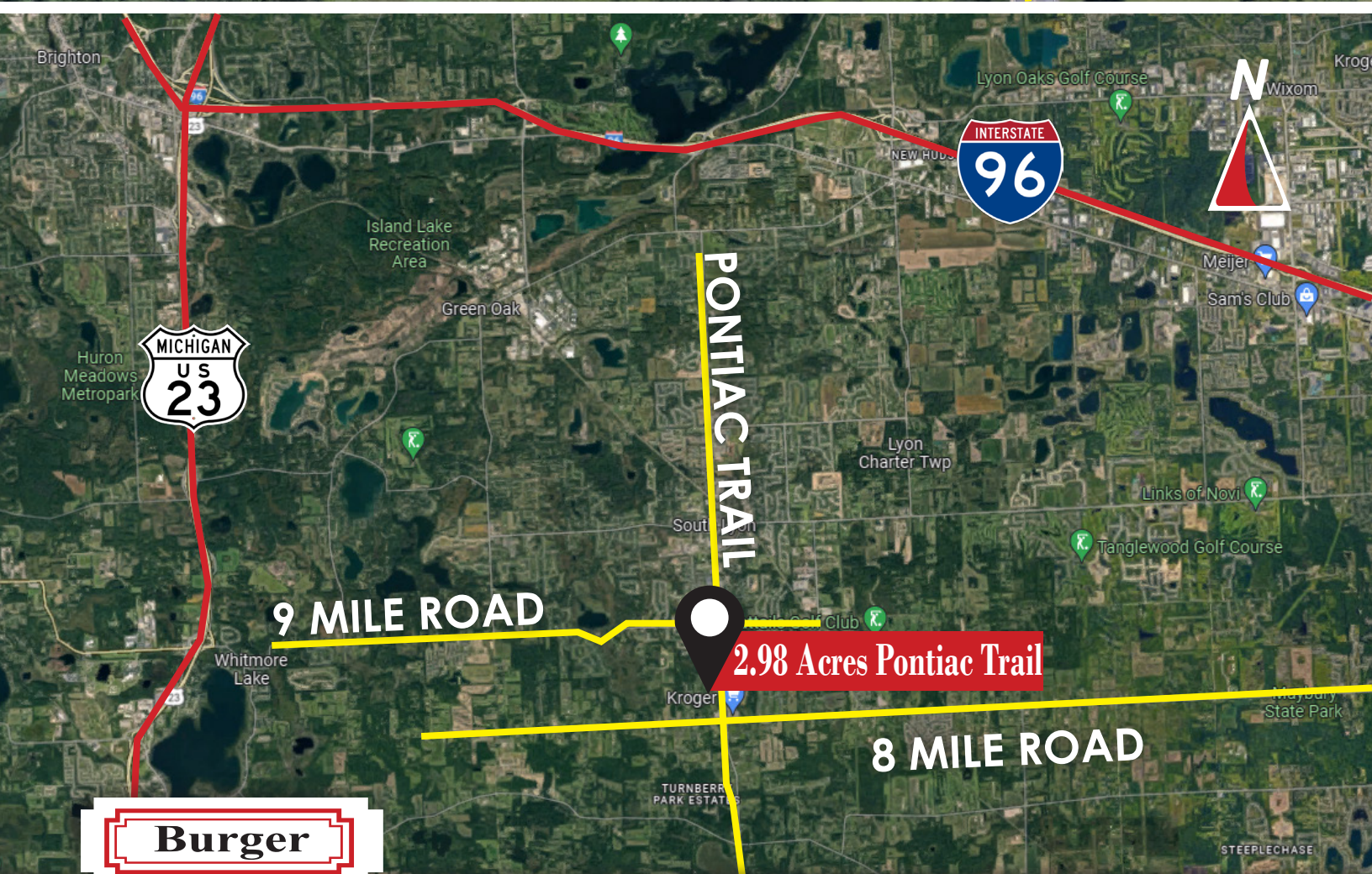
SHEET:
1 OF 2

DRAWN BY:
BGW/S.A.S.

Legal Description

Part of the Southeast ¼ of Section 31, T. 1 N., R. 7 E., Lyon Township, Oakland County, Michigan, described as:

Commencing at the Southeast corner of said Section 31; thence N. 00° 35' 51" W. 1225.69 feet along the East line of said Section 31, also being the centerline of Pontiac Trail (variable width) to the POINT OF BEGINNING; thence S. 89° 57' 53" W. 300.00 feet; thence S. 00° 35' 51" E. 150.00 feet; thence S. 89° 57' 53" W. 400.00 feet; thence N. 00° 35' 51" W. 250.00 feet to a point on the South line of Oakland County Condominium Subdivision Plan No. 995 WINDING CREEK condominium as recorded in Liber 16539, Page 711, Oakland County Records; thence N. 87° 57' 53" E. 700.00 feet along said South line of WINDING CREEK condominium to a point on the East line of said Section 31, also being the centerline of said Pontiac Trail; thence S. 00° 35' 51" E. 100.00 feet along the East line of said Section 31, also the centerline of said Pontiac Trail to the POINT OF BEGINNING. Containing 2.98 acres of land, more or less. Subject to the rights of the public over the East 33 feet for Pontiac Trail (variable width). Also subject to any and all easements or rights of way of record, if any.



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