

LAND – Sale

33 Mile

Bruce Township, MI



Property Details

Total Acreage:	22.36	Intersection:	NW Corner of 33 Mile & M-53	Topography:	Flat
Total Square Feet:	974,002	Water:	Well	Easements:	Of Record
Frontage:	1,728'	Utilities:	See Below	Storm:	On Site Retention
Zoned:	Industrial	Sanitary:	At Site	Soil:	Virgin

Sale Price:	\$2,500,000
Price Per SF:	\$2.57/SF
Taxes:	\$3,703 (2023 winter & 2024 summer)

Additional Information:

1,728' of frontage on M-53. Possible industrial, multi-family, condo or senior citizen development. Sanitary sewer is at McVicar & 33 Mile. City water is on the east side of M-53 at 33 Mile Rd. Federal grant in place to bring city water to the site.

Contact Information:

JACK COURY

248-372-2276

jack.coury@nrmk.com

CHRIS DOWELL

248-447-2717

chris.dowell@nrmk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DESCRIPTION
PER TITLE WORK

The land referred to in this Commitment, situated in the County of Macomb, Township of Bruce, State of Michigan, is described as follows:

A parcel of land located in and being a part of the Southeast 1/4 of Section 26, Town 5 North, Range 12 East, Bruce Township, Macomb County, Michigan, and being more particularly described as follows: Beginning at the South 1/4 corner of said Section 26; thence North 86 degrees 00 minutes 20 seconds East 318.69 feet along the South line of said Section 26; thence along a line of property owned by Michigan Department of Transportation (MDOT) the following courses and distances; North 19 degrees 46 minutes 35 seconds West 32.73 feet and 135.17 feet along the arc of a curve concave to the Southeast (radius = 490.74 feet) whose long chord bears North 78 degrees 06 minutes 52 seconds East 134.75 feet; and North 86 degrees 00 minutes 20 seconds East 288.60 feet and North 03 degrees 59 minutes 40 seconds West 50.00 feet and North 86 degrees 00 minutes 20 seconds East 415.34 feet; thence leaving said line North 02 degrees 21 minutes 32 seconds West 152.97 feet to the Westerly right of way of M-53; thence North 44 degrees 17 minutes 41 seconds West 1727.88 feet along the Westerly right of way line of M-53 to the North South 1/4 line of said Section 26; thence South 03 degrees 07 minutes 10 seconds East 1570.89 feet along the North South 1/4 line of said Section 26 to the point of beginning.

EXCEPT that part taken by Declaration of Taking recorded in Liber 4861, page 071 and amended in Liber 5680, page 189.

PROPERTY DESCRIPTION
AS SURVEYED

A parcel of land located in and being a part of the Southeast 1/4 of Section 26, Town 5 North, Range 12 East, Bruce Township, Macomb County, Michigan, and being more particularly described as follows: Beginning at the South 1/4 corner of said Section 26; thence N.3°07'11"W., 1570.85 feet along the North-South 1/4 line of Section 26 to a point on the Southerly Right-of-Way line of M-53 Expressway; thence S. 44°17'11"E., 1732.12 feet along the Southerly Right-of-Way line of M-53 Expressway; thence S.02°44'46"E., 149.51 feet; thence S.86°00'20"W., 438.08 feet along the 33 Mile Road Right-of-Way; continuing along said Right-of-Way line the following four courses; thence S.3°59'40"E., 50.00 feet; thence S.86°00'20"W., 278.60 feet; thence along a curve concave to the South of radius 490.74 feet, a central angle of 15°46'55", whose chord bears S.78°06'52"W., 134.75 feet, an arc distance of 135.17 feet; thence S.19°46'35"E., 32.73 feet to a point on the South line of Section 26; thence S.86°00'20"W., 299.60 feet along said line to the Point of Beginning.

NOTES

THE AS SURVEYED DESCRIPTION DESCRIBES ESSENTIALLY THE SAME PROPERTY AS THE DESCRIPTION IN THE TITLE POLICY EXCEPT THE AMENDED HIGHWAY TAKE (L.5680, P.189) HAS BEEN REMOVED AND THE REMAINDER HAS BEEN DESCRIBED.

TITLE EXCEPTIONS

ITEMS 1-8: NOT A SURVEY MATTER

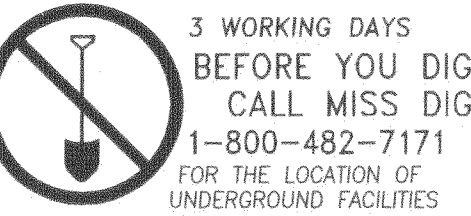
ITEM 9. EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2308, PAGE 885 (SHOWN ON SURVEY) AND NOTICE OF CLAIM RECORDED IN LIBER 19419, PAGE 673 (SHOWN ON SURVEY).

ITEM 10. RIGHT-OF-WAY GRANT IN FAVOR OF SOUTHEASTERN MICHIGAN GAS COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5717, PAGE 680. (SHOWN ON SURVEY)

ITEM 11. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF TAKING AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4861, PAGE 71 AND AMENDED DECLARATION OF TAKING RECORDED IN LIBER 5680, PAGE 189. (SHOWN ON SURVEY)

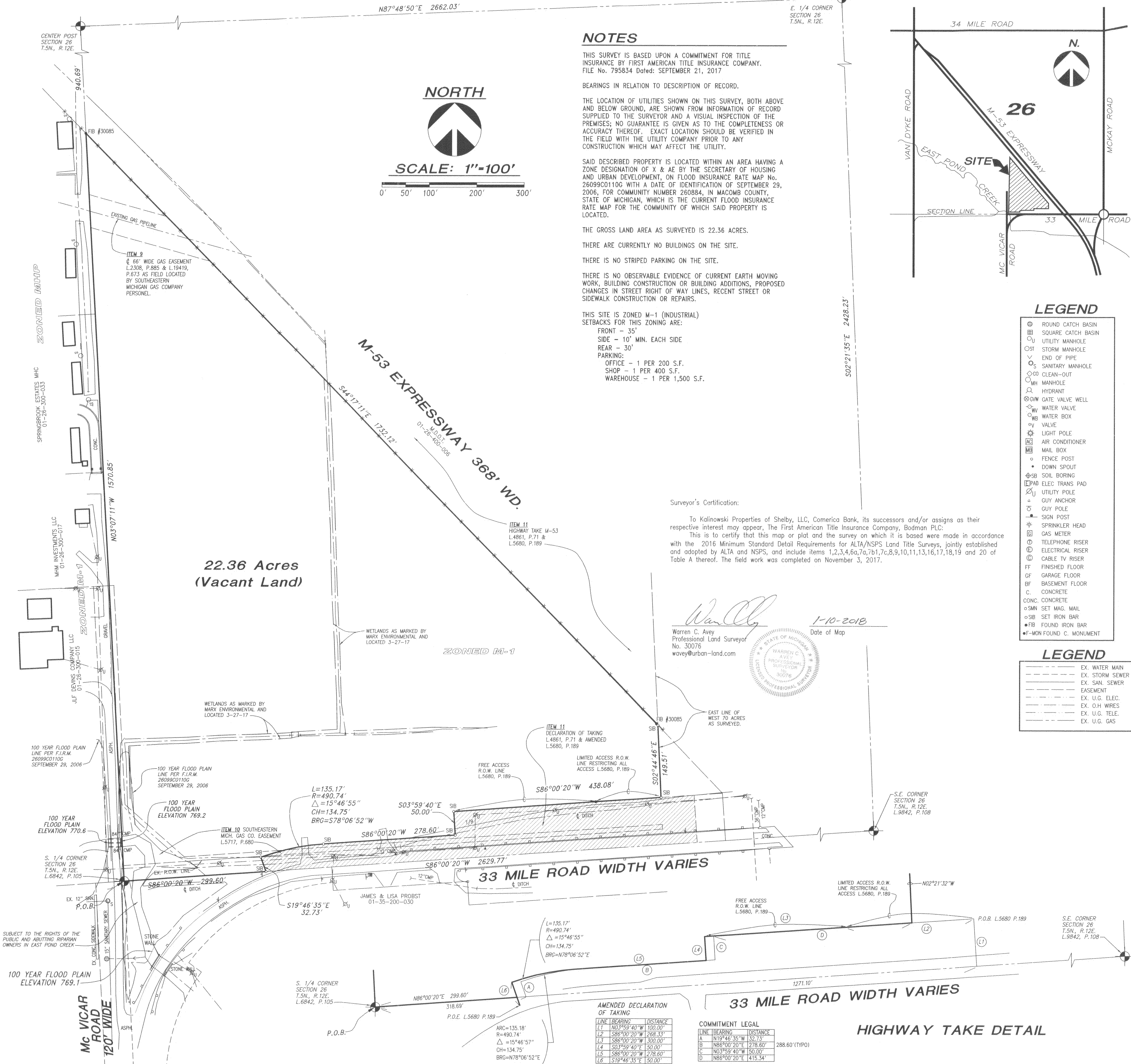
ITEM 12. ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS.

ITEMS 13-19. NOT A SURVEY MATTER



Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

K:\2012--PRIOR\2003\030311\SUR\ALTA\030311\ALTA-2017.DWG



NOTES

THIS SURVEY IS BASED UPON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY. FILE No. 795834 Dated: SEPTEMBER 21, 2017

BEARINGS IN RELATION TO DESCRIPTION OF RECORD.

THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY, BOTH ABOVE AND BELOW GROUND, ARE SHOWN FROM INFORMATION OF RECORD SUPPLIED TO THE SURVEYOR AND A VISUAL INSPECTION OF THE PREMISES; NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF. EXACT LOCATION SHOULD BE VERIFIED IN THE FIELD WITH THE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION WHICH MAY AFFECT THE UTILITY.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X & AE BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 26099C01106 WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006, FOR COMMUNITY NUMBER 260884, IN MACOMB COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF WHICH SAID PROPERTY IS LOCATED.

THE GROSS LAND AREA AS SURVEYED IS 22.36 ACRES.

THERE ARE CURRENTLY NO BUILDINGS ON THE SITE.

THERE IS NO STRIPED PARKING ON THE SITE.

THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

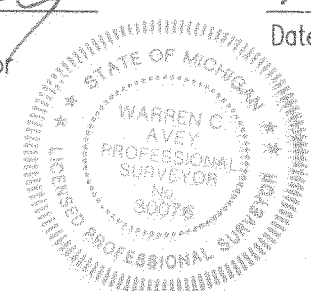
THIS SITE IS ZONED M-1 (INDUSTRIAL)
SETBACKS FOR THIS ZONING ARE:

- FRONT - 35'
- SIDE - 10' MIN. EACH SIDE
- REAR - 30'
- PARKING
- OFFICE - 1 PER 200 S.F.
- SHOP - 1 PER 400 S.F.
- WAREHOUSE - 1 PER 1,500 S.F.

Surveyor's Certification:

To Kalinowski Properties of Shelby, LLC, Comerica Bank, its successors and/or assigns as their respective interest may appear, The First American Title Insurance Company, Bodman PLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1,2,3,4,6a,7a,b,1,7c,8,9,10,11,13,16,17,18,19 and 20 of Table A thereof. The field work was completed on November 3, 2017.

Warren C. Avey
Professional Land Surveyor
No. 30076
wavey@urban-land.com



1-10-2018
Date of Map

LEGEND

- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC TRANS PAD
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONCRETE
- CONC. CONCRETE
- 3/4" SET MAG. MAIL
- 3/4" SET IRON BAR
- FOUND IRON BAR
- MON FOUND. C. MONUMENT

LEGEND

- EX. WATER MAIN
- EX. STORM SEWER
- EX. SAN. SEWER EASEMENT
- EX. U.G. ELEC.
- EX. O.H. WIRES
- EX. U.G. TELE.
- EX. U.G. GAS

AMENDED DECLARATION OF TAKING

LINE	BEARING	DISTANCE
L1	N03°59'40"W	100.00'
L2	S86°00'20"W	268.33'
L3	S86°00'20"W	320.00'
L4	S03°59'40"E	50.00'
L5	S86°00'20"W	278.60'
L6	S19°46'35"E	32.00'

COMMITMENT LEGAL

LINE	BEARING	DISTANCE
A	N19°46'35"W	32.73'
B	N86°00'20"E	278.60'
C	N03°59'40"E	50.00'
D	N86°00'20"E	415.34'

ALTA/NSPS LAND TITLE SURVEY

PART OF THE S.E. 1/4 OF SECTION 26
T.5N., R.12E., BRUCE TOWNSHIP,
MACOMB COUNTY, MICHIGAN

030311-6732
JOB NO.
Date 11-1-17
Scale 1"=100'
Drawn T.M.P.
Check W.C.A.
Sheet 1 OF 1
Fld. Bk.

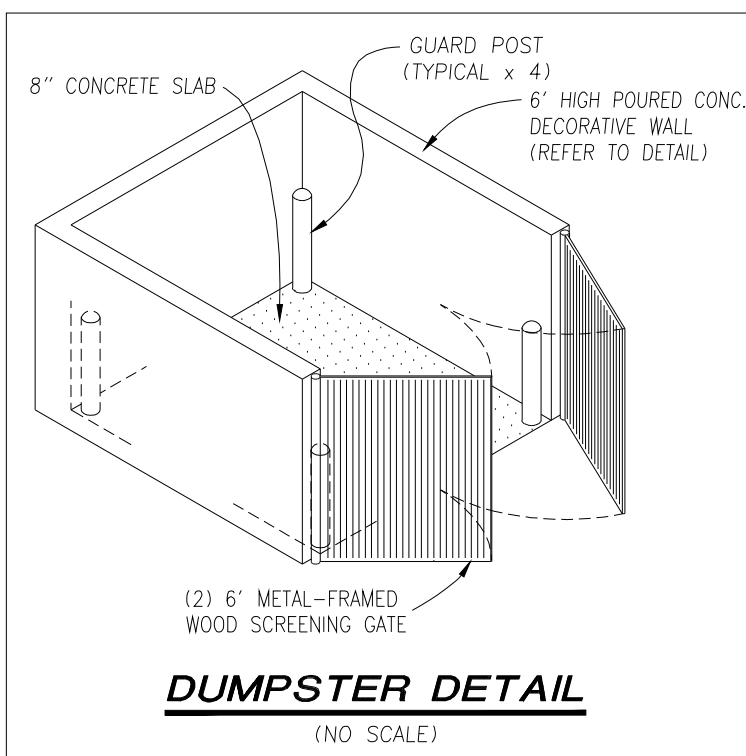
ADDITIONS AND/OR REVISIONS

DATE

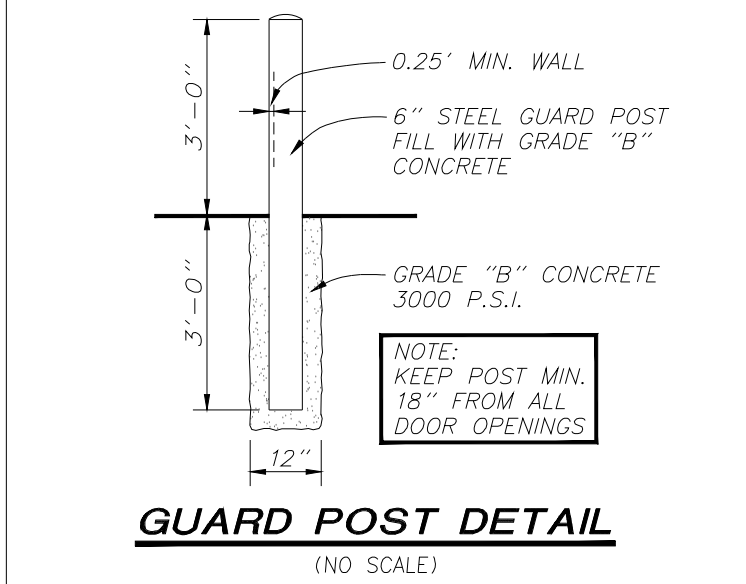
FOR: SUMMIT PLASTIC MOLDING
DRIVE
SHELBY TOWNSHIP, MI 48315
(586) 262-4432
ATTN: RAY KALINOWSKI

PHONE 586 731-8030
FAX 586 731-2695

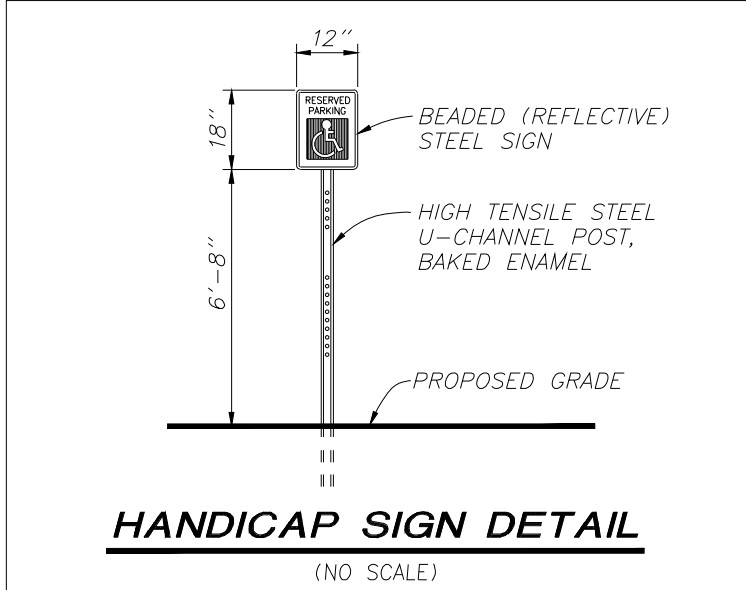
URBAN LAND CONSULTANTS ©
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD
SHELBY TWP., MI 48316-4516



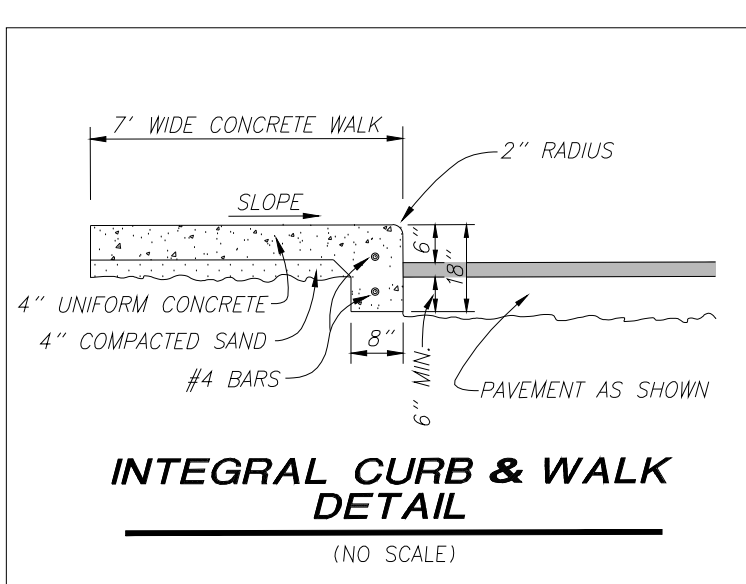
DUMPSTER DETAIL
(NO SCALE)



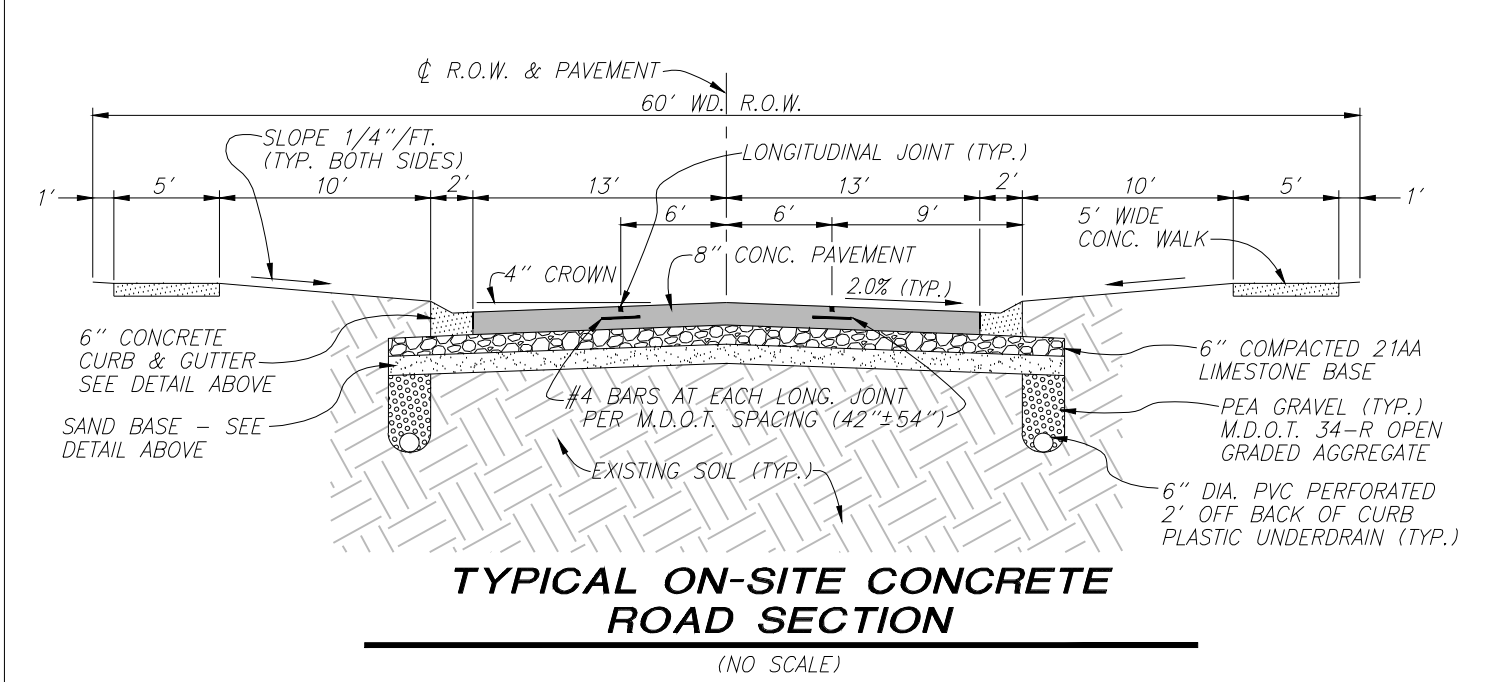
GUARD POST DETAIL
(NO SCALE)



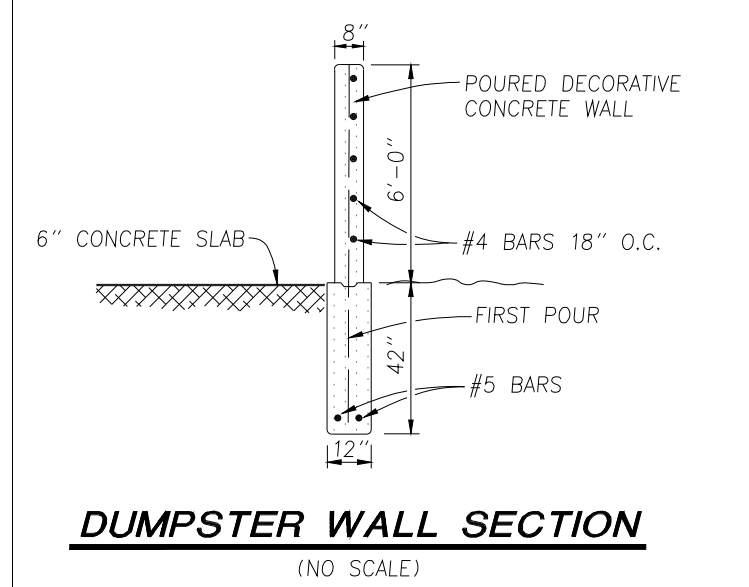
HANDICAP SIGN DETAIL
(NO SCALE)



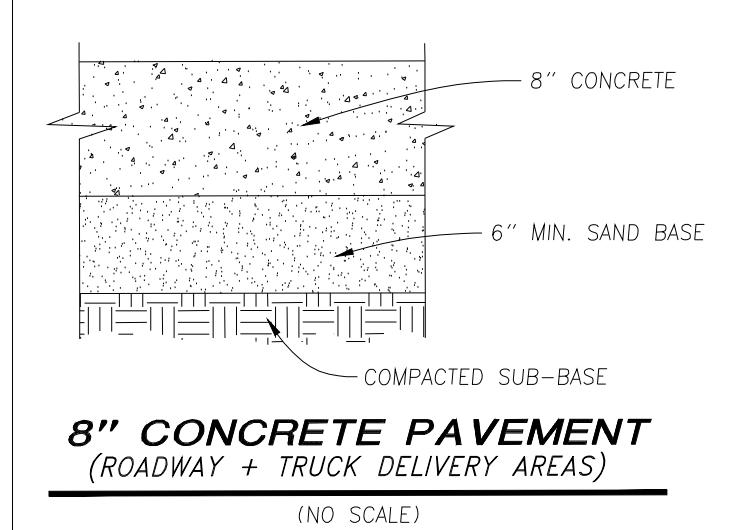
INTEGRAL CURB & WALK DETAIL
(NO SCALE)



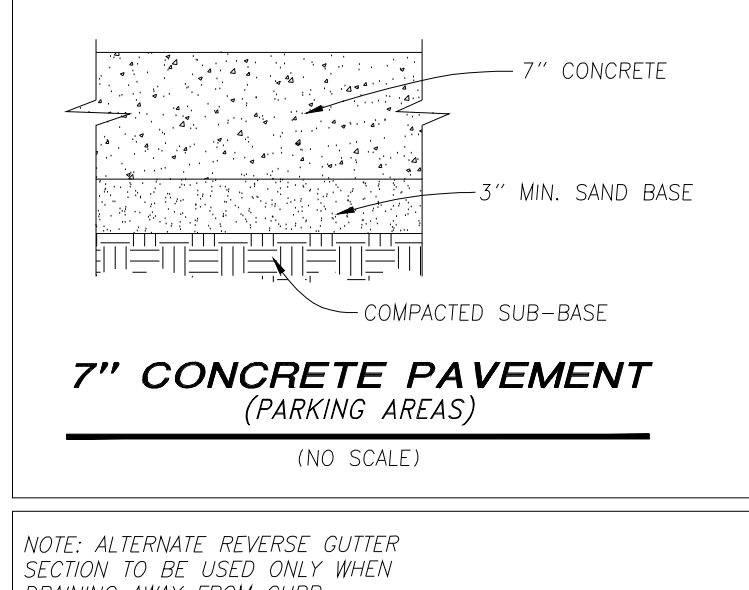
TYPICAL ON-SITE CONCRETE ROAD SECTION
(NO SCALE)



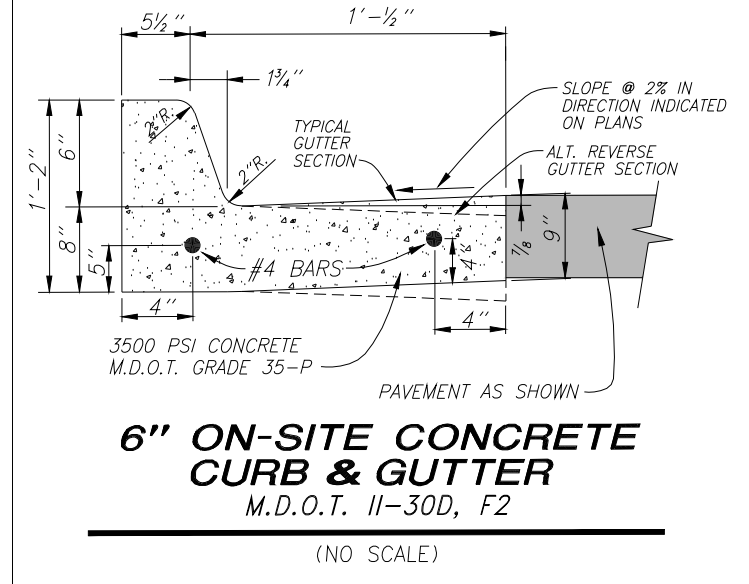
DUMPSTER WALL SECTION
(NO SCALE)



8" CONCRETE PAVEMENT
(ROADWAY + TRUCK DELIVERY AREAS)
(NO SCALE)



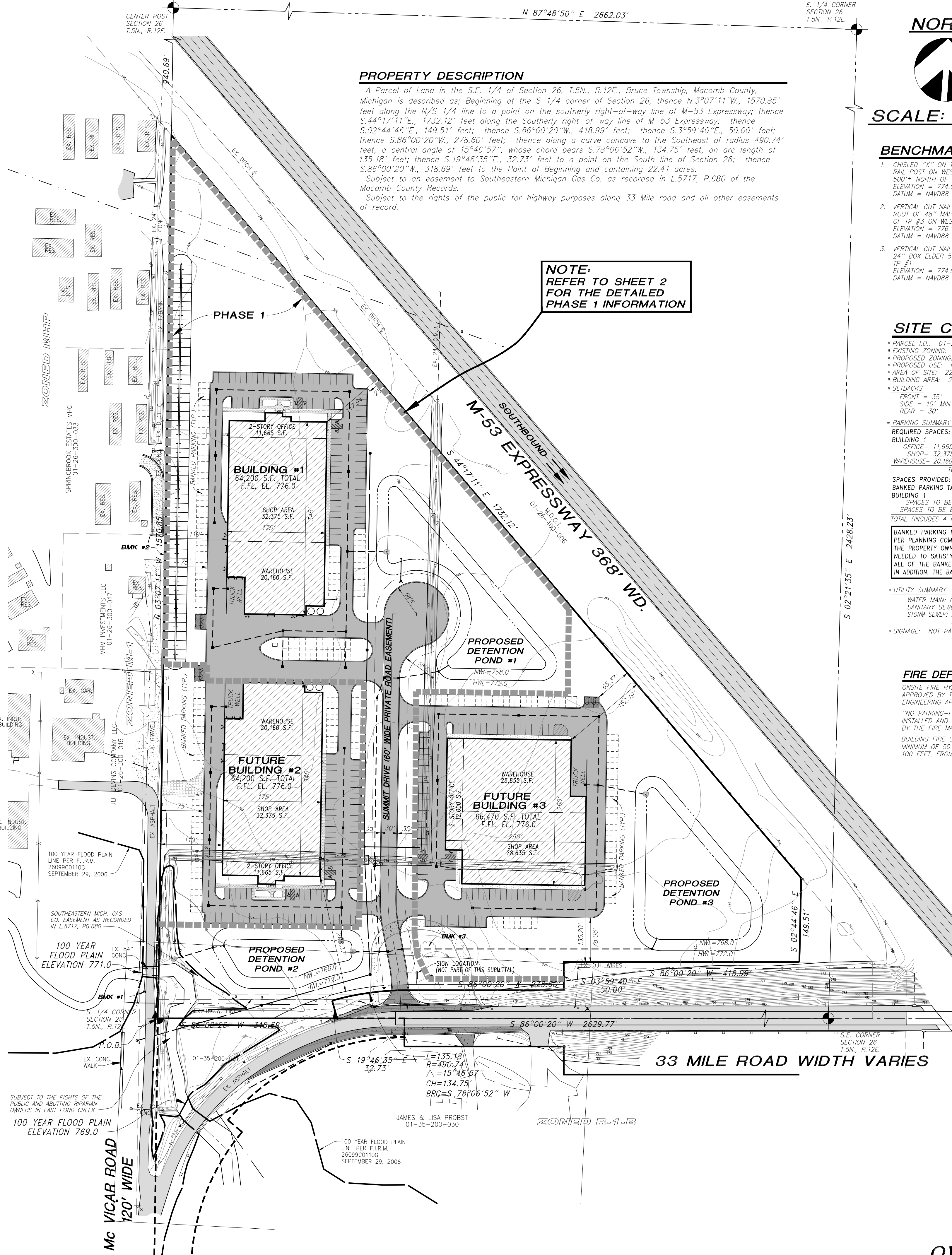
7" CONCRETE PAVEMENT
(PARKING AREAS)
(NO SCALE)



6" ON-SITE CONCRETE CURB & GUTTER
M.D.O.T. II-30D, F2
(NO SCALE)



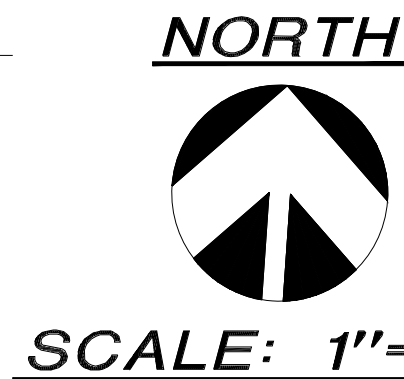
Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



PROPERTY DESCRIPTION

A Parcel of Land in the S.E. 1/4 of Section 26, T.5N., R.12E., Bruce Township, Macomb County, Michigan is described as: Beginning at the S 1/4 corner of Section 26; thence N.3°07'11"W., 1570.85' feet along the N/S 1/4 line to a point on the southerly right-of-way line of M-53 Expressway; thence S.44°17'11"E., 1732.12' feet along the southerly right-of-way line of M-53 Expressway; thence S.02°44'46"E., 149.51' feet; thence S.86°00'20"W., 418.99' feet; thence S.3°59'40"E., 50.00' feet; thence S.86°00'20"W., 278.60' feet; thence along a curve concave to the Southeast of radius 490.74' feet, a central angle of 15°46'57", whose chord bears S.78°06'52"W., 134.75' feet, an arc length of 135.18' feet; thence S.19°46'35"E., 32.73' feet to a point on the South line of Section 26; thence S.86°00'20"W., 318.69' feet to the Point of Beginning and containing 22.41 acres.
Subject to an easement to Southeastern Michigan Gas Co. as recorded in L.5717, P.680 of the Macomb County Records.
Subject to the rights of the public for highway purposes along 33 Mile road and all other easements of record.

NOTE:
REFER TO SHEET 2
FOR THE DETAILED
PHASE 1 INFORMATION



BENCHMARKS

- CHISLED "X" ON TOP OF GUARD RAIL POST ON WEST SIDE ON McVAIL 500'± NORTH OF 33 MILE ROAD ELEVATION = 774.00 DATUM = NAVD88
- VERTICAL CUT NAIL IN SOUTHEAST ROOT OF 48" MAPLE 120'± N.N.W. OF TP #3 ON WEST # ELEVATION = 776.10 DATUM = NAVD88
- VERTICAL CUT NAIL EAST ROOT OF 24" BOX ELDER 50' NORTH OF TP #1 ELEVATION = 774.56 DATUM = NAVD88

SITE CRITERIA

- PARCEL I.D.: 01-26-400-007
- EXISTING ZONING: M-1
- PROPOSED ZONING: M-1
- PROPOSED USE: INDUSTRIAL
- AREA OF SITE: 22.41 ACRES GROSS
- BUILDING AREA: 2 each @ 64,200 + 66,470 = 194,870 S.F. TOTAL
- SETBACKS:
 - FRONT = 35'
 - SIDE = 10' MIN. EACH SIDE
 - REAR = 30'
- PARKING SUMMARY:
 - REQUIRED SPACES: OFFICE = 1 PER 200 S.F.; SHOP = 1 PER 400 S.F.; WAREHOUSE = 1 PER 1,500 S.F.
 - BUILDING 1: OFFICE - 11,665/200 = 59; SHOP - 32,375/400 = 81; WAREHOUSE - 20,160/1,500 = 14; TOTAL = 154
 - BUILDING 2: OFFICE - 11,665/200 = 59; SHOP - 32,375/400 = 81; WAREHOUSE - 20,160/1,500 = 14; TOTAL = 154
 - BUILDING 3: OFFICE - 12,000/200 = 60; SHOP - 28,635/400 = 65; WAREHOUSE - 25,835/1,500 = 19; TOTAL = 144
- SPACES PROVIDED:
 - BANKED PARKING TARGET= BUILD 55% OF REQUIRED SPACES, BANK 45%. SEE BANKED PARKING NOTE BELOW.
 - BUILDING 1: SPACES TO BE BUILT= 84; SPACES TO BE BANKED= 71; TOTAL (INCLUDES 4 HDC) = 155
 - BUILDING 2: SPACES TO BE BUILT= 84; SPACES TO BE BANKED= 70; TOTAL (INCLUDES 4 HDC) = 154
 - BUILDING 3: SPACES TO BE BUILT= 79; SPACES TO BE BANKED= 65; TOTAL (INCLUDES 4 HDC) = 144
- BANKED PARKING NOTE:
PER PLANNING COMMISSION APPROVAL, 45% OF THE REQUIRED PARKING WILL BE DEFERRED, AKA "BANKED". THE PROPERTY OWNER MAY INSTALL ANY OF THE BANKED PARKING SHOWN AT HIS DISCRETION AS MAY BE NEEDED TO SATISFY ACTUAL PARKING NEEDS. ALSO, THE PROPERTY OWNER AGREES TO INSTALL ANY OR ALL OF THE BANKED PARKING UPON REASONABLE REQUEST BY BRUCE TOWNSHIP. IN ADDITION, THE BANKED PARKING RATIO WILL BE REEVALUATED APPROXIMATELY 1 YEAR AFTER PHASE 1 IS BUILT.
- UTILITY SUMMARY:
 - WATER MAIN: ON-SITE WELLS
 - SANITARY SEWER: MUNICIPAL
 - STORM SEWER: ENCLOSED PIPE WITH OUTLET TO ON-SITE DETENTION PONDS AND EAST POND CREEK
 - SIGNAGE: NOT PART OF THIS SUBMITTAL

FIRE DEPARTMENT NOTES

- ONSITE FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHAL PRIOR TO ENGINEERING APPROVAL.
- "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AND MAINTAINED AS DESIGNATED BY THE FIRE MARSHAL.
- BUILDING FIRE CONNECTIONS SHALL BE A MINIMUM OF 50 FEET, AND A MAXIMUM OF 100 FEET, FROM A HYDRANT.

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

TOPOGRAPHY LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- EX. U.G. ELEC.
- EX. U.G. WIRE
- EX. U.G. TELE.
- EX. U.G. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- AND OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC. TRANS. PAD
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SET MAG. NAIL
- SET IRON BAR
- FOUND IRON BAR
- FOUND C. MONUMENT

SHEET INDEX

- OVERALL SITE PLAN
- PHASE 1 DETAILED PLAN
- EXISTING CONDITIONS

OVERALL SITE PLAN - SHEET 1 OF 3

SITE PLAN
SUMMIT INDUSTRIAL PARK
PART OF THE S.E. 1/4 OF SECTION 26
T.5N., R.12E., BRUCE TOWNSHIP
MACOMB COUNTY, MICHIGAN

BY: _____ P.S. _____

ADDITIONS AND/OR REVISIONS

DATE

03/03/11-6732
Job No.
Date 2-23-2017
Scale 1"=100'
Drawn J.N.
Check P.G.S.
Sheet 1 of 3
Fid. Bk.

5-24-17 REVISED PER P.C. APPROVAL

PROPOSED SUMMIT INDUSTRIAL PARK

FOR:
SUMMIT PLASTIC MOLDING
51340 CELESTE DRIVE
5886 262ND WALK
ATTN: RAY KALINOWSKI

PHONE 586 731-8030
FAX 586 731-2605

URBAN LAND CONSULTANTS
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD
SHELBY TWP., MI 48316-4516