



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, October 20, 2022 – 8:00 a.m.

Conference Room A – City Hall

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. CALL TO ORDER**

- 2. APPROVAL OF AGENDA**

- 3. APPROVAL OF MINUTES**
 - A. July 14, 2022 Minutes**

- 4. ADOPTION OF 2022/2023 BUDGET**

- 5. PROPOSED LOT SPLIT – 31806 GRAND RIVER AVENUE**

- 6. DISCUSSION OF CODE ENFORCEMENT ISSUES/ITEMS**

- 7. PUBLIC COMMENT**

- 8. BOARD COMMENT**

- 9. ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
July 14, 2022**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:03 a.m. by Chairman King.

Members Present: Acceturra, Bowman, Carron, Graham, King, O'Dell, Thomas
Members Absent: None
Staff: Christiansen

APPROVAL OF AGENDA

Motion by O'Dell, supported by Graham to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by O'Dell, supported by Bowman to approve the May 12, 2022 minutes. Motion approved unanimously.

REVIEW OF CURRENT POTENTIAL/PROPOSED DEVELOPMENT PROJECTS

Director Christiansen reviewed current Grand River Corridor development projects with the CIA Board. The Board discussed the proposed projects and made comments and asked questions. No action was taken

DISCUSSION OF CODE ENFORCEMENT ISSUES/ITEMS

Director Christiansen reviewed current code enforcement issues in the Grand River Corridor. The Board discussed and commented on the current code enforcement issues and discussed next steps, including the City's anticipated hiring of a new part time Code Enforcement Officer/Rental Housing Inspector.

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNMENT AT 8:59 am

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

DESCRIPTION	2019-20 Actual	2020-21 Actual	2021-22 Amended Budget	2021-22 Projected Activity	2022-23 Manager Proposed
CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES					
PROPERTY TAXES					
PROPERTY TAXES, TIFA, REV	(658)	(4,282)	0	0	0
PROPERTY TAXES, TIFA	9,981	37,309	42,000	42,000	52,000
Total	9,323	33,027	42,000	42,000	52,000
FARMINGTON HILLS CONTRIBUTION					
FHILLS CONTRIBUTION	0	6,405	0	6,667	0
Total	0	6,405	0	6,667	0
OTHER REVENUE					
INVESTMENT INCOME	657	331	300	300	300
Total	657	331	300	300	300
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES	9,980	39,763	42,300	48,967	52,300
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
CONTRACTUAL SERVICES	0	19,607	40,000	20,000	60,000
Total	0	19,607	40,000	20,000	60,000
TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES	0	19,607	40,000	20,000	60,000
Surplus/(Deficit)	9,980	20,156	2,300	28,967	(7,700)
BEGINNING FUND BALANCE	32,901	42,881	63,037	63,037	92,004
ENDING FUND BALANCE	42,881	63,037	65,337	92,004	84,304

03/10/2022 01:25 PM
 User: anorgard
 DB: Farmington

BUDGET REPORT FOR CITY OF FARMINGTON
 Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND
 Calculations as of 03/31/2022

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 03/31/22	2021-22 PROJECTED ACTIVITY	2022-23 DEPT REQ BUDGET
ESTIMATED REVENUES							
Dept 000.00							
244-000.00-403.001	PROPERTY TAXES, TIFA, REV	(658)	(4,282)	0	0	0	0
244-000.00-403.007	PROPERTY TAXES, TIFA	9,981	37,309	42,000	42,076	42,000	52,000
244-000.00-580.000	HILLS CONTRIBUTION	0	6,405	0	0	6,667	0
244-000.00-664.000	INVESTMENT INCOME	657	331	300	112	300	300
	Totals for dept 000.00 -	9,980	39,763	42,300	42,188	48,967	52,300
	TOTAL ESTIMATED REVENUES	9,980	39,763	42,300	42,188	48,967	52,300
APPROPRIATIONS							
Dept 000.00							
244-000.00-818.000	CONTRACTUAL SERVICES	0	19,607	40,000	9,584	20,000	60,000
	PROPERTY ACQUISITION CONSULTANT- SOAVE, WINERY, VIOLET STREET					0	40,000
	AKT ANALYSIS OF PROPERTIES					10,000	20,000
	OHX					10,000	0
	Totals for dept 000.00 -	0	19,607	40,000	9,584	20,000	60,000
	TOTAL APPROPRIATIONS	0	19,607	40,000	9,584	20,000	60,000
	NET OF REVENUES/APPROPRIATIONS - FUND 244	9,980	20,156	2,300	32,604	28,967	(7,700)
	BEGINNING FUND BALANCE	32,901	42,881	63,038	63,038	63,038	82,005
	ENDING FUND BALANCE	42,881	63,037	65,338	95,642	92,005	84,305

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
2021-2022 WORK PLAN**

Buildings and Grounds:

- Soave Property/Delux Cleaners
- Grand River East Properties
- Grand River & Violet Property
- The Winery
- Farmington Plaza
- Paramount Health Care
- Chicken King

Sidewalks and Streetscapes:

- Grand River Streetscape

Recreation/Culture:

- Grand River East Entrance/Gateway (What? Where?)

Planning:

- Grand River Corridor Improvement Authority Vision Plan Update 2022 Implementation
- Code Enforcement

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY

BYLAWS AND RULES OF PROCEDURE

ARTICLE I
PURPOSE

The Grand River Corridor Improvement Authority (the "Authority") was formed under the terms of Act 280 of the Public Acts of 2005, as amended (the "Act") and Resolution No. 08-11-134 adopted by the City of Farmington City Council on August 15, 2011 (amended by Resolution No. 12-11-212 on December 19, 2011), as it may be amended from time to time (the "Resolution"). Pursuant to the Resolution and Act, the Authority is under the supervision and control of a board (the "Authority Board"). The Authority exists to exercise those duties and powers provided under the Act, subject to the Resolution. These Bylaws and Rules of Procedure ("Bylaws") are adopted for the purposes of establishing the membership and organization of the Authority Board, rules and procedures for the conduct of Authority Board meetings, and a means whereby the duties conferred upon the Authority Board may be effectively exercised.

ARTICLE II
MEMBERS

Section 1. Members; Eligibility. The Authority Board shall consist of the number of members set forth in the Resolution. Membership shall meet or exceed the minimum requirements of the Act and Resolution.

ARTICLE III
VOTING

Section 1. Votes. Each member of the Authority Board shall be entitled to one vote.

Section 2. Eligibility to Vote. No member shall be entitled to vote at any meeting of the Authority Board until the appointment of such member has been approved by the City Council and such member has taken the oath of office.

Section 3. Quorum. The presence of four (4) or more members of the Authority Board shall constitute a quorum for the transaction of business.

Section 4. Voting. Votes may be cast by a general voice vote, except where a roll call is requested by any member or required by law or other procedures established under these Bylaws. If there is a question as to the number of yea or nay votes a roll call shall be conducted.

Section 5. Transaction of Business. Unless otherwise required by law, the Resolution or other procedures established under these Bylaws, a vote of the majority is required for the transaction of all business and decisions of the Authority Board.

Section 6. Majority. Unless otherwise required by law, the Resolution or other procedures established under these Bylaws, a “majority” shall be construed to mean more than fifty percent (50%) of the votes cast by members present in person at the time of the vote.

ARTICLE IV MEETINGS

Section 1. Place of Meeting. Subject to the requirements of the Open Meetings Act, meetings of the Authority Board shall be held at the City Hall, the Jon Grant Community Center, or such other suitable place convenient to the members as may be designed by the City Manager.

Section 2. Rules of Parliamentary Procedure. Meetings of the Authority Board shall be conducted using the most recent edition of Roberts Rules of Order as a guideline in all cases to which they are applicable, provided they are not in conflict with the Act, Resolution, these Bylaws, or the laws of the State of Michigan.

Section 3. Meetings and Notice. In accordance with the Michigan Open Meetings Act, the Authority Board, within ten (10) days after its first meeting of each calendar year, shall establish and post a public notice stating the dates, times, and places of its regular meetings for the ensuing year, and shall post a notice of any changes in its schedule of regular meetings in accordance with the Open Meetings Act. Special meetings of the Authority Board may be called and noticed, per the requirements of the Open Meetings Act, by the Chairperson of the Board or the Mayor of the City. Notice of the time, place and subject matter of all meetings shall be given by telephone, electronic means, personal delivery or mailing the same to each member. Notice of each meeting also shall be provided to the public in compliance with the Michigan Open Meetings Act. It shall be the duty of the Secretary (or other Authority Board officer designated by the Chairperson in the Secretary’s absence) to serve and post the notices described in this Section on behalf of the Board.

Section 4. Order of Business. The order of business at Authority Board meetings shall be as follows:

- a. Roll Call
- b. Approval of Agenda
- c. Approval of Minutes
- d. Unfinished Business
- e. New Business
- f. Public Comment
- g. Board Member Comment
- h. Adjournment

Section 5. Minutes: Presumption of Notice. Minutes, resolutions, and any other similar record of the proceedings of meetings of members, when signed by the Chairperson or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in a resolution or the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

Section 6. Open Meetings Act and Freedom of Information Act Compliance. The Authority Board is required to comply, in all respects, with the Michigan Open Meetings Act and Freedom of Information Act.

ARTICLE V OFFICERS

Section 1. Officers. The principle officers of the Authority Board shall be a Chairperson, Vice Chairperson and Secretary, who shall be members of the Authority Board. The members may appoint such other officers from time to time as in their judgment may be necessary.

- a. Chairperson. The Chairperson shall be the chief executive officer of the Authority, and shall preside at all meetings of the Authority. The staff liaison designated by the City Manager shall work with the Chairperson to establish the agendas for the meetings of the Authority Board. The Chairperson shall have all of the general powers and duties which are usually vested in the office of the Chairperson of an Authority, including, but not limited to, the power to appoint committees from among the members of the Authority from time to time in the Chairperson's discretion as may be deemed appropriate to assist in the conduct of the affairs of the Authority. The Chairperson shall also perform such other tasks as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority. The Chairperson shall have a vote on all matters before the Authority Board.
- b. Vice-Chairperson. The Vice-Chairperson shall preside and exercise the powers of the Chairperson in the Chairperson's absence, and shall perform such other tasks as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority.
- c. Secretary. The Secretary, by and through the staff liaison designated by the City Manager to assist the Authority Board, shall cause a record to be kept of the minutes of all meetings of the Authority Board, shall cause a record to be kept of all plans, documents, books and papers approved by and brought before the Authority Board, shall provide copies of all such records to the City Clerk upon request, shall perform such other tasks as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority, and shall in general, perform all duties incident to the office of the Secretary.

Section 2. Election. The officers of the Authority Board shall be elected annually by a vote of the majority of the Authority Board members at the first meeting of each calendar year. The term of each officer shall be one (1) year with eligibility for reelection.

Section 3. Removal. Upon affirmative vote of a majority of the members of the Authority Board, any officer may be removed either with or without cause, and the officer's successor elected at any regular meeting of the Authority Board or at any special meeting of the Authority

Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting. If an officer is removed, he or she shall remain a member of the Authority Board, subject to removal from the Board in the manner provided by the Act.

ARTICLE VI FINANCE

Section 1. Fiscal Year. The fiscal year of the Authority shall be the same as the City of Farmington. The commencement date of the fiscal year shall be subject to change by the Authority for accounting reasons or other good cause.

Section 2. Financing Sources. The Authority shall be financed by the capture of tax increment funds as set forth in the Act and such other sources as are permitted under the Act, subject to any limitations set forth in the Resolution or City Charter.

Section 3. Budget. After being reviewed by the Authority Board, any budget of the Authority shall be subject to approval by the City Council prior to adoption by the Authority Board pursuant to the Act.

Section 4. Reporting. Pursuant to the Act, the Authority Board shall submit an annual report to the City Council and State Tax Commission on the status of any tax increment financing account. The Authority shall report to the City Council on any other matter to the extent the City Council may request or require from time to time. The Authority shall also report to any other state and county agencies required by law or agreement entered into with any such state or county agency.

ARTICLE VII AMENDMENTS

Section 1. Method. These Bylaws may be amended by the Authority Board, at a duly constituted meeting, by the affirmative vote of a 66 2/3% majority of the members of the Authority Board.

Section 2. Proposed. Amendments to these Bylaws may be proposed by any active member of the Authority Board.

Section 3. Meeting. Upon any such amendment being proposed, the proposed amendment may be considered at the same or any subsequent regular meeting or a special meeting called for that purpose.

Section 4. City Council Approval. Pursuant to the Act and Resolution, the Authority Board's adoption and any amendment of these Bylaws is subject to approval of the City Council. Accordingly, upon adoption of these Bylaws and any amendments thereof, the Bylaws shall be immediately forwarded to the City Council in care of the City Clerk for approval.

Section 5. Distribution. A copy of these Bylaws and each amendment to these Bylaws shall be furnished to every member of the Authority Board after adoption, provided, however, that any amendment adopted in accordance with this Article shall be binding upon all members irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE VIII
SEVERABILITY

In the event that any of the terms, provisions, or covenants of these Bylaws are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair in any manner whatsoever any of the other terms, provisions or covenants of these Bylaws or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

Adopted By: Graham, King, Scott, Thomas
Approved By:
Amended:



RECEIVED OCT 13 2022

APPLICATION TO DIVIDE REAL PROPERTY INTO SEPARATE DESCRIPTIONS

PART I GENERAL INFORMATION

Name of Petitioner: Daniel Vettrano
Address: 29807 Drake rd, Farmington Hills, MI 48331
Telephone: (Home) 248-231-7893 Office
E-mail Address: frmdaniel8@sbcglobal.net
Lot & Sub or Acreage Amount: 1 acre
Sidwell Number(s): 20-23-27-403-136
Number of Parcels to be Created: 3 Zoning District
Are Taxes and Special Assessments Current for All Properties Involved: Y/N yes

Judy Marie Tyrrell
Notary Public of Michigan
Oakland County
Expires 09/08/2025
Acting in the County of WAYNE

PART II STATEMENT OF OWNERSHIP

Subscribed and sworn to before me on
This 12th Day of OCTOBER, 2022
Notary Public
WAYNE County, Michigan
My Commission Expires 9/8/25

I, Daniel Vettrano
being the legal owner of the above described parcels,
request the division of said property per the attached
survey.

Signature of Owner: [Signature] Date: 10-12-2022

PART III TAX BILLING INFORMATION

Please indicate Name and Address where the tax bills are to be sent for each new parcel created. Attach additional sheets if needed.

- 1. Daniel Vettrano, 29807 Drake rd, Farmington Hills, MI 48331
2. Daniel Vettrano, 29807 Drake Rd, Farmington Hills, MI 48331

Note: If mailing address is different than property address, list both.

Do not write below this line

Building Department

Date _____

Are sewers available at this location for each parcel of property? _____

Comments: _____

Signature _____

Planning Department Approval

Assessors Office Approval

All Divisions Meet Requirements of Ordinance Y/N _____
ZBA Approval Needed Y/N _____
Approval Needed Y/N _____
Wetland/Woodlands Presently Y/N _____

Name on Land File _____
Common Ownership on _____

Comments: _____

Land File Y/N _____
Division Approved Y/N _____
SAD Investigated Y/N _____
Delinquent Taxes Y/N _____
 Current Year Y/N _____
 Prior Years Y/N _____

Comments: _____

Signature: _____

Signature: _____

RECEIVED OCT 13 2022

City of Farmington

October 12 2022

Re: Lot split at 31806 Grand River Ave
and Lakeway Street

Legal : Lots 82 - 85 except South 50 feet for road and all of lot 118
Brookdale Subdivision , according to the plat thereof as
recorded in Liber 12 of plats , page 25 , Oakland County
records.

Owner / petitioner : Daniel Vettrano
29807 Drake rd
Farmington Hills, Mi 48331
email address frmdaniel8@sbcglobal.net
cell phone 248-231-7893

representing owner / petitioner
Norm Thomas
26458 Pleasant Valley Rd
Farmington Hills , Mi 48331
email address nthomas@rsthbc-appraisers.com
cell phone 313-300-2719

*** Please send correspondance, emails , letters and letter for meeting agendas to Norm
Thomas
as well, he will be representing the owner.

Sincerely : Daniel Vettrano

Application Views

- Tables: Parcels
- Edit Parcel
- Sale Search & Analysis
- E.C.F.'s & Analysis
- Land Table(s)
- Program Setup

Quick Search

- Parcel Number F5
- Owner Name F6
- Property Address F7
- All Names F8

Parcel Information

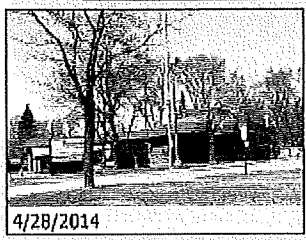
\$ Added this Edit % Chg
 0 16.155

***Values Calculated Normally

City of Farmington
 Ad Valorem
 20-C1-FARM-2014

MBOR Information

- R.Card
- Sketches [1]
- Hist.



CAMA Data Standards

Parcel #: **20-23-27-403-136** Unit: **20** Flag: [Redacted]

Owner: **BELMONTE CASTELLO, LLC** Address: **31806 GRAND RIVER AVE**

- 1. General
- 2. Owner Info.(*)
- 3. Tax Info.(*)
- 4. PRE: 0
- 5. Misc.
- 6. Linked App Info
- 7. Attach

Send To: **Owner** Change Date: **04/29/2022**

Property Address

Prefix: [Redacted] St #: **31806.0** Unit/Apt: [Redacted]

Dir: [Redacted] Name: **GRAND RIVER AVE** Suffix: [Redacted]

City: **FARMINGTON** State: **MI** Zip: **48336-4124**

Cross Street/Census... 0 Extra Addresses...

Copy Option
 Other Addr

Owner Information - Clear

Owner: **BELMONTE CASTELLO, LLC**

Name Extra: [Redacted]

Care Of: [Redacted]

Address: **29807 DRAKE RD**

City: **FARMINGTON HILLS**

State: **MI** Zip: **48331-2018**

This is an Out of Country Address

Email: [Redacted]

Taxpayer Information - Clear

Taxpayer: [Redacted]

Name Extra: [Redacted]

Care Of: [Redacted]

Address: [Redacted]

City: [Redacted]

State: [Redacted] Zip: [Redacted]

This is an Out of Country Address

Taxpayer is Deedholder

Viewing Existing Parcel

Discard Ch



City of Farmington CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY2)
 - RAPHAEL STREET(POLY1)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHT-OF-WAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



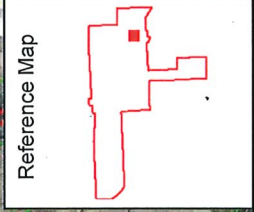
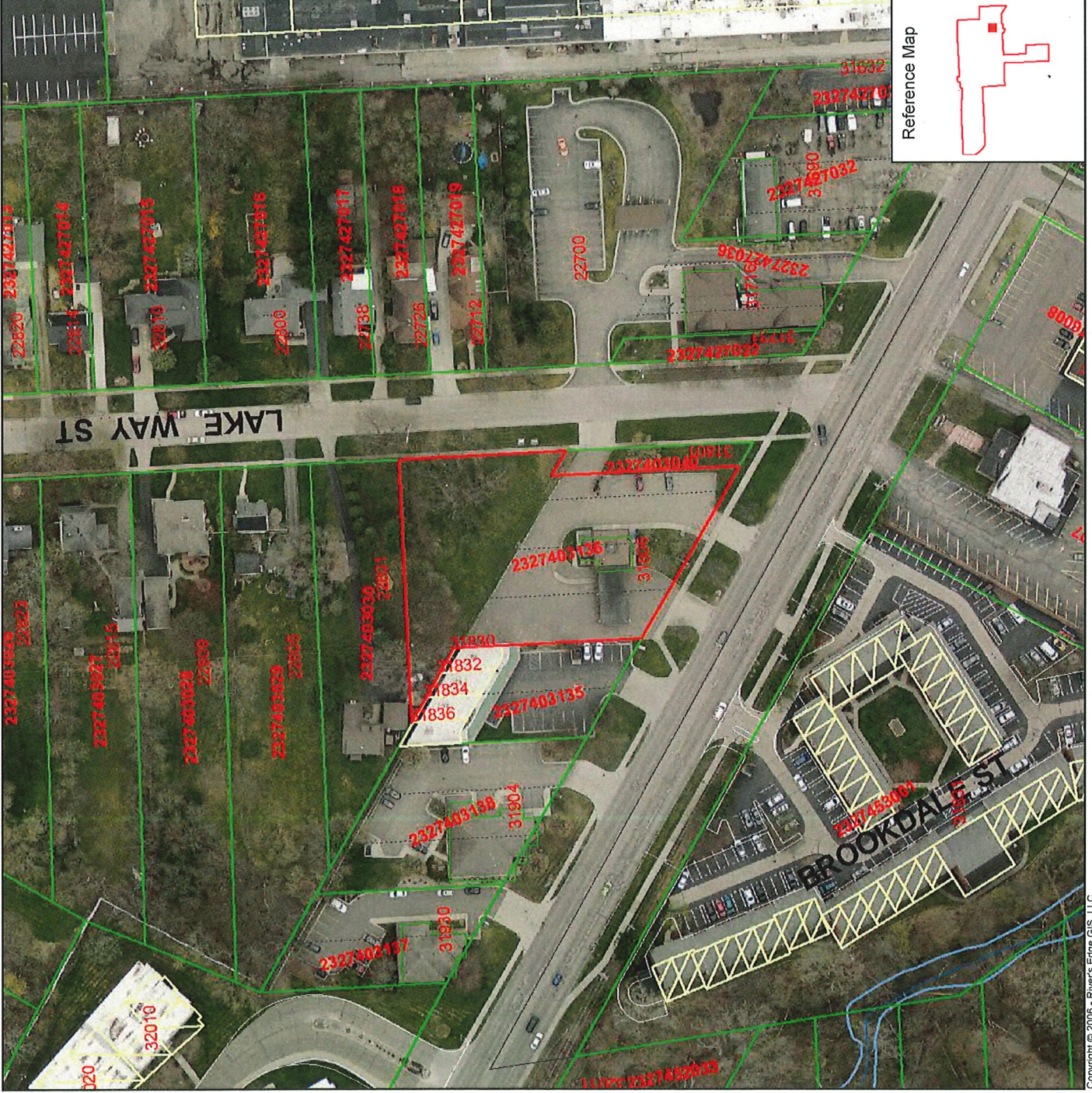
Map Scale: 1 inch = 132 feet

Map Date: 10/19/2022

Data Date: October 30, 2020

Sources: City of Farmington, Oakland County GIS
Utility, River's Edge GIS, LLC.

Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recognized map or survey and is not intended to be used as such. The information is provided for informational purposes only. No warranty is made for the accuracy of the information. Once again, USE AT YOUR OWN RISK !!!





City of Farmington CivicSight Map

MAP LEGEND:

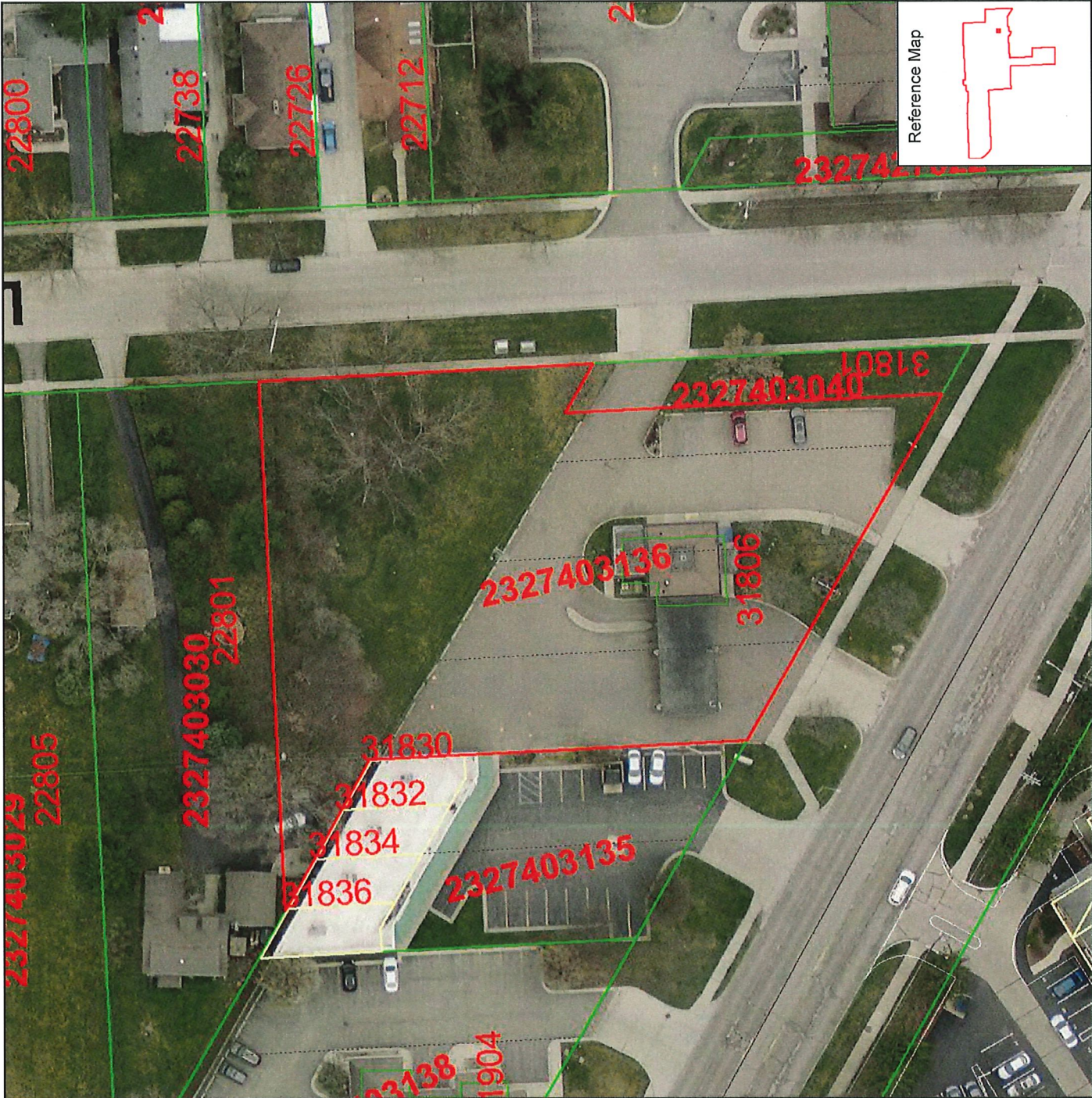
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - / LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 66 feet
 Map Date: 10/19/2022
 Data Date: October 30, 2020

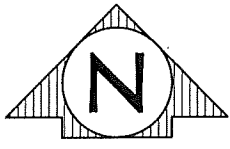
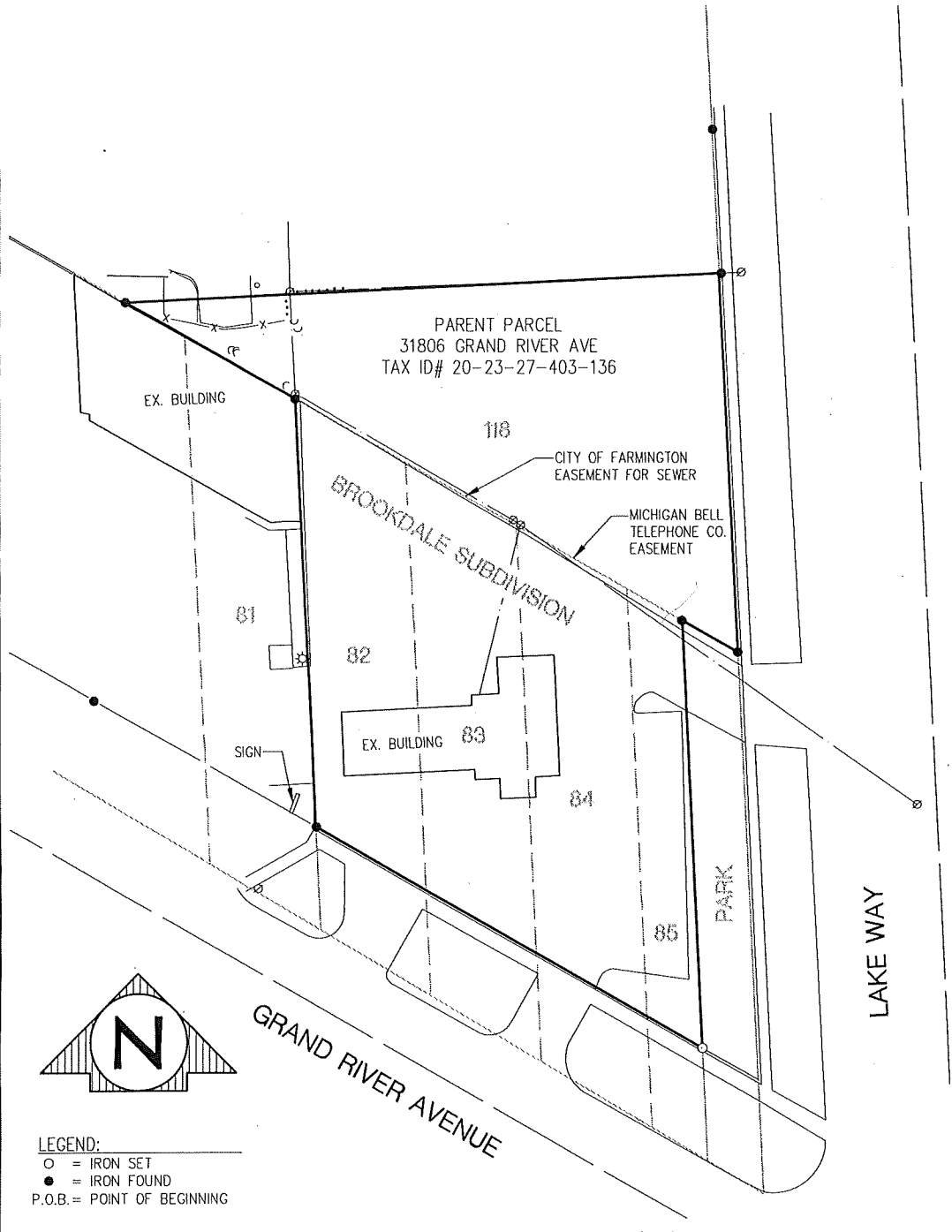
Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

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CERTIFIED SURVEY

I, DANIEL FEENSTRA, PS 46661 HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.10 FEET, UNLESS OTHERWISE NOTED HEREIN.



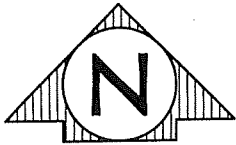
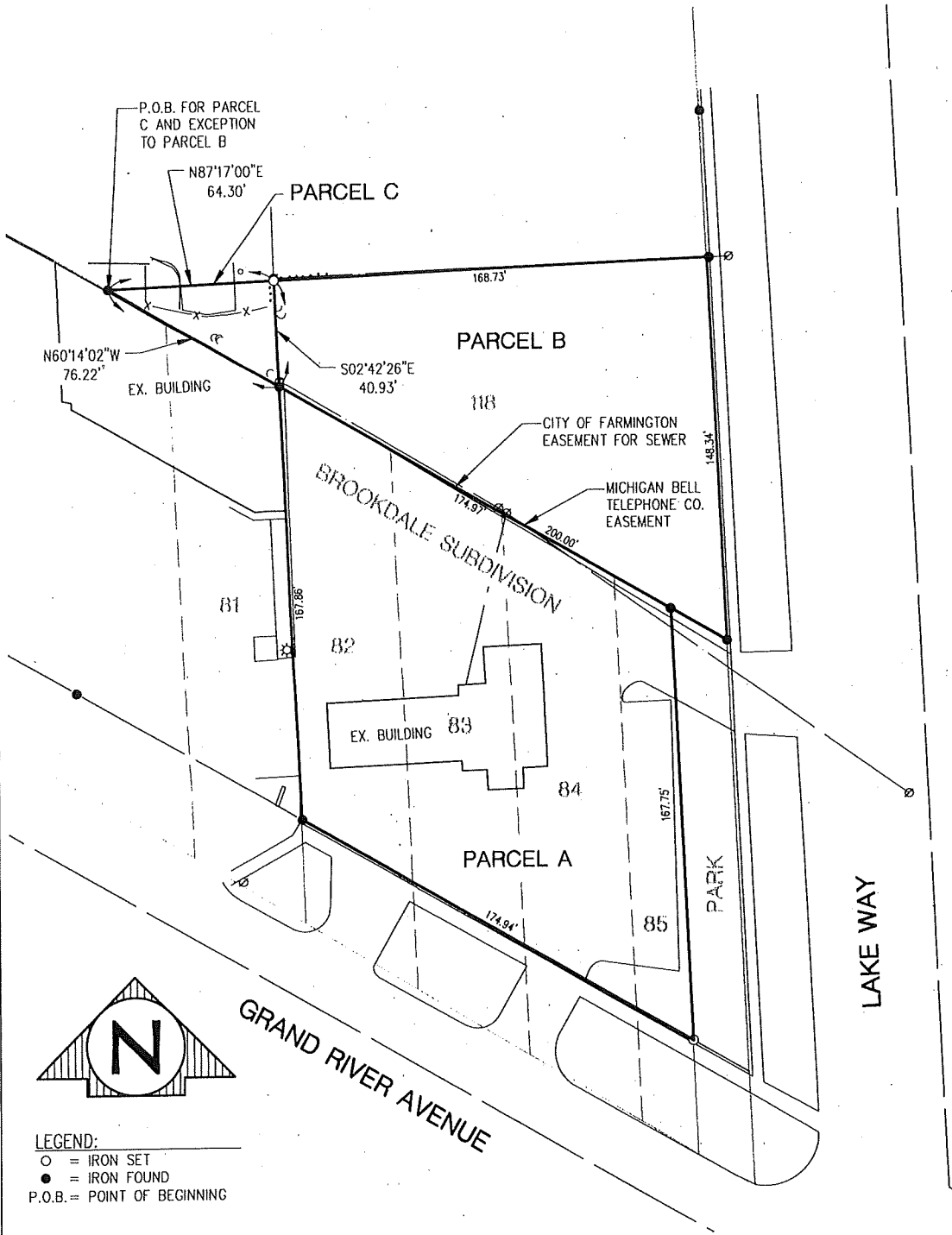
LEGEND:
 ○ = IRON SET
 ● = IRON FOUND
 P.O.B. = POINT OF BEGINNING

BEARINGS ARE REFERENCED TO MICHIGAN STATE PLAN COORDINATE SYSTEM, ZONE SOUTH NAD83 (2011)

<h2 style="margin: 0;">DANIEL VETTRAIANO</h2> <p style="font-size: small; margin: 5px 0;">SECTION 27 T01N - R09E CITY OF FARMINGTON OAKLAND COUNTY, MICHIGAN</p>	FIELD: CMC DRAWN: DJB CHECKED: DGF DATE: 10-11-22 REVISED: SHEET: 1 OF 3 SCALE: 1" = 50'	
<h3 style="margin: 0;">ROWE PROFESSIONAL SERVICES COMPANY</h3> <p style="font-size: x-small; margin: 5px 0;">O: (248) 675-1096 F: (800) 974-1704 www.rowepsc.com</p>	0 1 INCHES 0 25 50 FEET	
27280 Haggerty Road, Suite C-2 Farmington Hills, MI 48331		JOB NO.: 22F0044

CERTIFIED SURVEY

I, DANIEL FEENSTRA, PS 46661 HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.10 FEET, UNLESS OTHERWISE NOTED HEREIN.



LEGEND:

- = IRON SET
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<h2 style="margin: 0;">DANIEL VETTRAINO</h2> <p style="margin: 0;">SECTION 27 T01N - R09E CITY OF FARMINGTON OAKLAND COUNTY, MICHIGAN</p>		FIELD: CMC DRAWN: DJB CHECKED: DGF DATE: 10-11-22 REVISED: SHEET: 2 OF 3 SCALE: 1" = 50'	
<h3 style="margin: 0;">ROWE PROFESSIONAL SERVICES COMPANY</h3> <p style="margin: 0; font-size: small;">O: (248) 675-1096 F: (800) 974-1704 www.rowepsc.com</p>		<p style="margin: 0; font-size: x-small;">0 25 50 FEET</p>	
<p style="margin: 0; font-size: x-small;">27280 Haggerty Road, Suite C-2 Farmington Hills, MI 48331</p>		JOB NO.: 22F0044	

CERTIFIED SURVEY

I, DANIEL FEENSTRA, PS 46661 HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.10 FEET, UNLESS OTHERWISE NOTED HEREIN.

FIRST AMERICAN TITLE COMMITMENT NO.: 873342

LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOTS 82 THROUGH 85, EXCEPT THE SOUTH 50 FEET FOR ROAD, AND ALL OF LOT 118, BROOKDALE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

PARCEL A

A PARCEL OF LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 82 THROUGH 85 INCLUSIVE, BROOKDALE SUBDIVISION, AS RECORDED IN LIBER, 12, PAGE 25, OAKLAND COUNTY RECORDS, EXCEPTING THE SOUTHERLY PORTION, AS DEEDED TO THE STATE OF MICHIGAN FOR THE RIGHT OF WAY OF GRAND RIVER AVENUE, AS RECORDED IN LIBER 765 PAGE 262 AND LIBER 788 PAGE 353, OAKLAND COUNTY RECORDS.

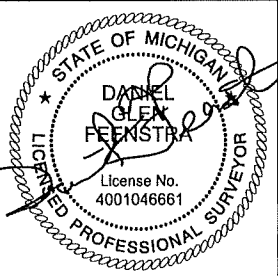

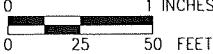
PARCEL B

A PARCEL OF LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 118, BROOKDALE SUBDIVISION, AS RECORDED IN LIBER, 12, PAGE 25, OAKLAND COUNTY RECORDS, EXCEPTING THE WEST 64.30 FEET, THEREOF, THIS EXCEPTION FURTHER DESCRIBED AS BEGINNING AT THE WEST CORNER OF SAID LOT 118; THENCE PROCEEDING NORTH 87 DEGREES 17 MINUTES 00 SECONDS EAST 64.30 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 26 SECONDS EAST 40.93 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 02 SECONDS WEST 76.22 FEET TO THE POINT OF BEGINNING.

PARCEL C

A PARCEL OF LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF LOT 118, BROOKDALE SUBDIVISION, AS RECORDED IN LIBER, 12, PAGE 25, OAKLAND COUNTY RECORDS: THENCE PROCEEDING NORTH 87 DEGREES 17 MINUTES 00 SECONDS EAST 64.30 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 26 SECONDS EAST 40.93 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 02 SECONDS WEST 76.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE REFERENCED TO MICHIGAN STATE PLAN COORDINATE SYSTEM, ZONE SOUTH NAD83 (2011)

<h2 style="margin: 0;">DANIEL VETTRAINO</h2> <p style="font-size: small; margin: 0;">SECTION 27 T01N - R09E CITY OF FARMINGTON OAKLAND COUNTY, MICHIGAN</p>	FIELD: CMC	
	DRAWN: DJB	
 <h2 style="margin: 0;">ROWE PROFESSIONAL SERVICES COMPANY</h2> <p style="font-size: x-small; margin: 0;">O: (248) 675-1096 F: (800) 974-1704 www.rowepsc.com</p>	CHECKED: DGF	<p style="font-size: x-small;">JOB NO.: 22F0044</p>
	DATE: 10-11-22	
<p style="font-size: x-small;">27280 Haggerty Road, Suite C-2 Farmington Hills, MI 48331</p>	REVISED:	
	SHEET: 3 OF 3	
SCALE: 1" = 50'		