

# Ford Lake Front Property

## 1769 Whittaker Rd, Ypsilanti, MI 48197



Listing ID: 30179871  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Residential (Single Family), Retail  
Gross Land Area: 5.81 Acres  
Sale Price: \$275,000  
Unit Price: \$47,332 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

Irregular shaped lot containing 5.81 acres. Property does not have road frontage on Whittaker Rd but has legal access via an easement of approximately 2,500 feet in length. Lake front of approximately 212 feet on the west side of Ford Lake. Parcel is densely wooded. Property has a 50' setback measured from the high water mark. Property is Master Planned for Town Center use. Electrical, gas, municipal water and sewer are available to the site. Must be brought to the property via the easement. A utility lift station may be necessary due to distance.

### More Information Online

<http://www.cpix.net/listing/30179871>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Ypsilanti Township	Zoning:	IRO
Tax ID/APN:	K-11-38-150-005	Sale Terms:	Cash to Seller
Possible Uses:	Residential (Single Family), Retail, Vacation/Resort		

### Area & Location

Property Located Between:	East of S Huron Rd and Whittaker Rd	Highway Access:	Located just south of the I-94 Huron Street Exit # 183.
Property Visibility:	Fair	Airports:	Willow Run & Detroit Metro
Legal Description:	LOT 2, HURON CENTER COMMERCIAL & OFFICE PARK SUBDIVISION, LIBER 26 OF PLATS, PAGES 51-52.		

### Land Related

Lot Frontage:	540	Available Utilities:	Electric, Water, Gas, Sewer
In Flood Plain?:	Yes	Water Service:	Municipal
Topography:	Steep	Sewer Type:	Municipal
Soil Type:	Loam		

**Zoning Description** The IRO industrial research office districts is so designed as to provide for a "community of office, research and industrial facilities." The IRO industrial research office districts are designed to ensure the compatibility between the operations therein and the activities and character of the neighborhood in which the center is located. The district is established to encourage uses which have a high value per acre of land that will supplement the township's tax base. Principal uses permitted: In an IRO industrial research office district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance: Any use charged with the principal function of basic research, design and pilot or experimental product development. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales. Data processing and computer centers, including service and maintenance of electronic data processing equipment. Banks, credit unions, savings and loan associations. Hospitals, clinics and medical offices; medical laboratories. Motels or hotels. Assembly halls, display halls, convention center or similar places of assembly when conducted

completely within enclosed buildings. Post offices. State-licensed residential child and adult care facilities as provided for in section 2122 Other uses similar to the above uses. Municipal buildings and uses. Accessory structures and uses customarily incident to the above permitted uses.

Location

Address:	1769 Whittaker Rd, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



View of Property from Golf Course



View of Property from Golf Course



View of Property from Golf Course



View of Property from Golf Course



View of Property from Golf Course



View of Property from Golf Course

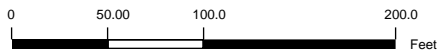
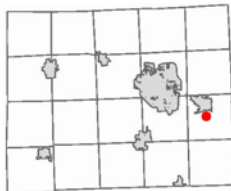
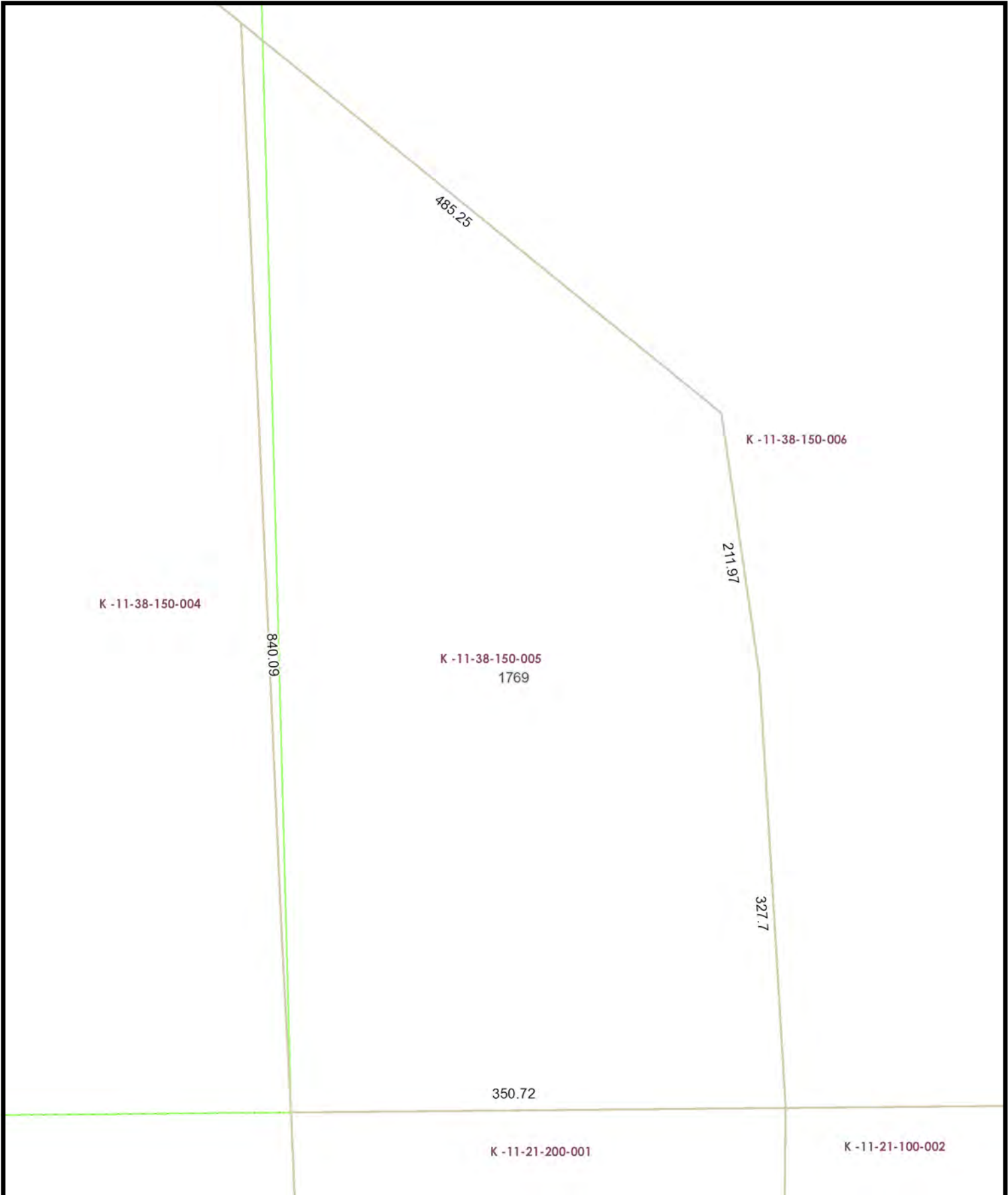
## Property Contacts

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**James H. Chaconas**

Colliers International  
734-769-5005 [0]  
jim.chaconas@colliers.com



1: 1,200

11/10/2017



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.





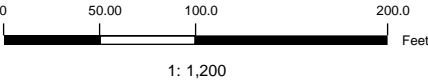
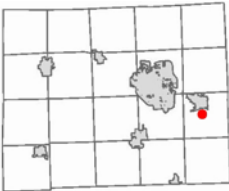
North  
Bay Park

Ford  
Lake

1769

Huron  
River Park

1769 Whittaker Aerial



11/13/2017

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



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## Survey Affidavit

CTS File# CW-68445

Date: June 8, 1999

Property Street Address: vacant Commerce Parkway

THE UNDERSIGNED, hereby state that no improvements or structures have been constructed upon subject property since the date of survey the done by Washtenaw Engineering Co., Inc., being their Job Number 17945; and also that no improvements or structures which might encroach upon subject property have been constructed upon adjacent property. A copy of said survey is attached hereto.

The Eastern Michigan University Foundation

Roy E. Wilbanks

By: Roy E. Wilbanks  
Its: President

Eagle Crest Management Corporation

Roy E. Wilbanks

By: Roy E. Wilbanks  
Its: President

State of Michigan  
County of Washtenaw

The foregoing instrument was acknowledged before me this 8th day of June, 1999.

My commission expires

J.H. Pendergrass  
J.H. PENDERGRASS  
Notary Public, Washtenaw Co.  
Michigan  
Commission Expires May 6, 2003

J.H. Pendergrass  
Notary Public  
Washtenaw County, Michigan








# DESCRIPTION

BEGINNING at a point on the South line of Section 16, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan N 00°57'30" E 349.26 feet from the South 1/4 corner of said Section; thence S 00°07'30" W 349.26 feet along the South line to the S 1/4 corner of said Section; thence N 03°08'45" W 49.00 feet; thence along a Ford Motor Company Flow Line Traverse in the following courses: S 51°08'30" E 485.25 feet, S 07°58'50" E 211.97 feet and S 02°00'30" W 327.67 feet to the Point of Beginning, being a part of the South 1/2 of Section 16 and a part of French Claim 681, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 5.81 acres of land more or less. Being subject to easements and restrictions of record, if any. Also having the rights of ingress and egress over the following described parcel of land: Commencing at the S 1/4 Corner of Section 16, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence S 88°57'30" W 349.26 feet along the South line of said Section; thence N 02°00'30" E 327.67 feet along a Ford Motor Company Flow Line Traverse; thence N 07°58'50" W 211.97 feet continuing along said Flow Line Traverse to the POINT OF BEGINNING; thence S 51°08'30" W 535.45 feet along a Ford Motor Company Flow Line Traverse; thence N 02°51'35" E 294.83 feet continuing along said Flow Line Traverse; thence S 87°08'25" E 50.00 feet; thence S 02°51'35" W 90.00 feet; thence S 51°08'30" E 145.00 feet; thence S 16°08'30" E 235.00 feet; thence S 38°53'45" E 284.36 feet to the Point of Beginning. Also having and granting the rights of ingress and egress over a sixty foot wide strip of land having a South line and West line described as follows: Commencing at the Point of Intersection of the centerline of French Claim 680 and the centerline of Whittaker Road; thence S 05° 16' 30" W 1425.68 feet along the centerline of Whittaker Road; thence S 08° 19' 20" W 309.41 feet continuing along said centerline to the POINT OF BEGINNING; thence N 72° 14' 30" E 600.00 feet; thence S 08° 19' 20" W 300.00 feet; thence N 72° 14' 30" E 1361.97 feet to the POINT OF TERMINATION.

ORIGINAL

1-2

		<p>SCALE - 1 INCH = 200 FEET</p>			
<p>LEGEND</p>				<p>REGISTERED LAND SURVEYOR NO. 24620</p>	
 <p><b>WASHTENAW ENGINEERING CO., INC.</b></p> <p>CIVIL ENGINEERS • PLANNERS SURVEYORS BOX 1204 • ANN ARBOR, MICHIGAN 48106 313 - 781-8800</p>		<p>CLIENT: VINCENT BUCK</p>			
		<p>SECTION <u>16</u> TOWN <u>3</u> SOUTH • RANGE <u>7</u> EAST Ypsilanti TOWNSHIP WASHTENAW COUNTY • MICHIGAN</p>			
		<p>DATE 4-23-81</p>		<p>REV. 5-10-83</p>	
		<p>DRAWN J.T.Z</p>		<p>JOB 17945</p>	
		<p>CHECK T.L.S.</p>		<p>F.B. 279</p>	
<p>SHEET 2 OF 2</p>		<p>FILE NO. R-4724</p>			

