

# Charter Township of Ypsilanti

## RESOLUTION 2019-60

***Resolution of Intent for the Charter Township of Ypsilanti to Convey 24.975 Acres Located at 1500 S. Huron Road to the Ann Arbor YMCA Conditioned Upon the YMCA to Construct and Operate a Recreational Facility Contingent Upon the Completion of YMCA's Due Diligent Investigations Including the Completion of a Feasibility Study and the Approval by the Parties of a Mutually Acceptable "Memorandum of Understanding" Setting Forth the Rights and Responsibilities of the Township and the Ann Arbor YMCA***

**WHEREAS**, on **November 18, 2013** the Ypsilanti Township Board of Trustees approved Resolution Number 2003-13 wherein the Township Board authorized its professional consultants to proceed with the acquisition of the "**Seaver Farm Property**" located on the west side of Whittaker Road, south of I-94 which comprises approximately 163.382 acres of land, and

**WHEREAS**, Resolution 2003-13 specifically stated that one of the purposes of the acquisition of the "**Seaver Farm Property**" by the Township was to "...**not only provide a location for future governmental and recreational services needed by the Township's residents, but would also enable the Township Board to exercise much greater control over the future development in this portion of the Township while also preserving open space and woodlands so as to enhance the quality of life for all of the Township's residents,**" (emphasis supplied) and

**WHEREAS**, in 2004 the Township Board pursuant to Township Resolution 2004-49 acquired the "**Seaver Farm Property**" after conducting all of its due diligent investigations which included but was not limited to the following "**Due Diligence Investigation Reports.**"

1. **Phase I Environmental Site Assessment**, dated **June 18, 2004** (received **July 2, 2004**)
2. **Phase I Environmental Site Assessment Addendum**, dated **July 5, 2004** (received **July 7, 2004**)
3. **Phase II Subsurface Investigation Report**, dated **August 10, 2004** (received **August 12, 2004**)
4. **Preliminary Wetlands Assessment and Delineation Report**, dated **June 30, 2004** (received **August 5, 2004**); and
5. **Preliminary Wetlands Assessment and Delineation Report**, dated **October 22, 2004**, for the eastern portion of the Seaver Farm Property; and

**WHEREAS**, at a regular meeting of the Ypsilanti Township Board of Trustees held on **July 16, 2019** the Township Board approved the “**Memorandum**” from Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe and Treasurer Larry Doe (a copy of which is attached hereto and labeled Exhibit A), which Memorandum authorized *inter alia* for the Township’s “...**legal counsel, engineers and departments to assist in gathering information on the Seaver Farm Property as a potential site for a YMCA state of the art programming and recreational facility,**” and

**WHEREAS**, subsequent to the **July 16, 2019** Township Board meeting, the Township’s designated representatives delivered to the Ann Arbor YMCA President and CEO Toni Kayumi copies of all of the “**Due Diligent Investigation Reports**” that were obtained by the Township in 2004 so as to allow the Ann Arbor YMCA to commence its own “**Due Diligence Investigations**” given that the YMCA had identified a portion of the Seaver Farm Property as a potential site for a new “**State of the Art Facility,**” and

**WHEREAS**, on **August 20, 2019** Ann Arbor YMCA President and CEO Kayumi appeared before the Township Board to reaffirm the YMCA’s interest in constructing and operating a new state of the art YMCA Recreation Facility on a portion of the Seaver Farm Property that would

include a number of amenities other than recreation including, but not limited to, “...**preschool and after school programming, a summer camp for kids, youth sports, a focus on the educational recreational and socialization aspect of what every child would need, with a commitment to provide service from infants all the way to senior citizens.**” President and CEO Kayumi also stated that the new YMCA would also “...**provide programs for chronic disease prevention and management and explained the many different programs the YMCA would provide for seniors so as to fulfill their mission statement that focuses on ‘Youth Development, Healthy Living and Social Responsibility,**” and

**WHEREAS**, during the **August 20, 2019** Township Board Work Session, President and CEO Kayumi emphasized that the future success of a new YMCA to be located on a portion of the Seaver Farm Property would depend upon a “**Public-Private Partnership**” as evident by Ypsilanti Township conveying a portion of the Seaver Farm Property (**24.975 acres**) with further contributions being made by the Washtenaw County Parks and Recreation (**\$30,000**) and the Washtenaw County Board of Commissioners to provide “**in kind services of \$45,000.**” These commitments would allow the Ann Arbor YMCA to conduct the necessary Feasibility Study for the proposed location which in turn will allow the Ann Arbor YMCA to commence with its fundraising campaign for this new state of the art recreational facility, and

**WHEREAS** President and CEO Kayumi requested the Township Board to commence with the necessary process to commit to the conveyance of approximately 24.95 acres of property located on the Seaver Farm Property which will ultimately result in a “**Mutually Acceptable Memorandum of Understanding between the Township and the YMCA**” wherein it will be the sole responsibility of the YMCA to

construct the new facility as well as to be solely responsible for the operation and maintenance of said facility and

**WHEREAS** the Township Board, on **August 20, 2019**, authorized Township legal counsel to commence preparing the appropriate documents so as to allow the Ann Arbor YMCA to commence with the necessary "**Feasibility Study**" as referenced herein while also insuring the Township's legal interests in said property are protected, and

**WHEREAS** Township legal counsel acting in concert with the Assessing Office obtained a professional survey and legal description for the property identified by the YMCA as the best location for the new state of the art recreational facility to be located on a portion of the Seaver Farm Property which survey and legal description was performed by Atwell on **October 16, 2019**, a copy of the survey and legal description being attached hereto and labeled Exhibit B, and

**WHEREAS** it is the professional opinion of the Township's Assessor Linda Gosselin and Deputy Assessor Brian McCleery that the value of the **24.975 acres** located on the Seaver Farm Property that is the subject of this resolution has a true cash value of **5.4 million dollars**, and

**WHEREAS** on **October 30, 2019** Deputy Assessor Brian McCleery prepared the necessary land division application for a portion of the Seaver Farm Property resulting in a new Parcel Identification Number and address for the **24.975 acres** for the Ann Arbor YMCA, a copy of Deputy Assessor McCleery's letter being attached hereto along with a copy of the aerial map depicting the **24.975 acres** being labeled Exhibit C, and

**WHEREAS** on **December 2, 2019** an internal meeting was held with President and CEO Kayumi wherein we discussed the proposed property that was under consideration by the Township Board to be conveyed to YMCA subject to a number of conditions including but not limited to the completion of a Feasibility Study, the financial commitments of other public partners to the new Eastern Washtenaw County YMCA, the completion of

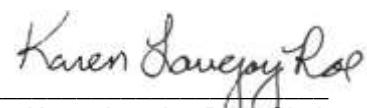
Ann Arbor YMCA's due diligent investigations as well as the drafting and approval by the Township Board of a mutually acceptable "**Memorandum of Understanding Setting Forth the Rights and Responsibilities of the Township and YMCA.**"

**NOW, THEREFORE THE YPSILANTI CHARTER TOWNSHIP BOARD OF TRUSTEES HEREBY RESOLVES AS FOLLOWS:**

1. That the Ypsilanti Township Board approves **Resolution 2019-60** for the express purpose of conveying **24.975 acres** of property located at 1500 S. Huron Road to the Ann Arbor YMCA and conditioned upon the YMCA constructing and operating a new state of the art recreational facility for the benefit of Eastern Washtenaw County.
2. That the Ann Arbor YMCA complete all necessary due diligence investigations including the "**Feasibility Study**" and provide a copy of the Feasibility Study to the Township Board and legal counsel as soon as said Study has been completed.
3. That once the Feasibility Study has been completed that the Ann Arbor YMCA proceed with its Fundraising Campaign that will include a number of stakeholders from the public and private sectors.
4. That Resolution 2019-60 entitled "**Resolution of Intent**" shall remain in full force and effect for a period of one year so as to allow the Township and the Ann Arbor YMCA to prepare and submit for approval to the Township Board and the YMCA Board of Directors a mutually acceptable "**Memorandum of Understanding**" setting forth the rights and responsibilities of the Township and YMCA as it pertains to the construction and operation of the new facility located on the **24.975 acres** of the former Seaver Farm Property.
5. That this Resolution of Intent may be extended for an additional period of time (if necessary) upon approval by the Ypsilanti Township Board of Trustees otherwise said Resolution shall be rendered null and void in the event the parties do not approve a "**Memorandum of**

***Understanding***” within one year from the date of Resolution 2019-60 as it pertains to the construction and operation of the new YMCA facility.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2019-60 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 17, 2019.



Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

## **EXHIBITS**

- A - **July 8, 2019** Memorandum from Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe and Treasurer Larry Doe addressed to the Ypsilanti Township Board of Trustees
  
- B - **October 16, 2019** Survey and Legal Description of the Seaver Farm Property performed by Atwell which depicts the new legal description for the proposed YMCA
  
- C - **October 30, 2019** Letter from Deputy Assessor Brian McCleery addressed to Supervisor Stumbo confirming the new Parcel Identification Number for the proposed YMCA property located at 1500 S. Huron Road comprising 24.975 acres along with a copy of the aerial photograph depicting the property

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# EXHIBIT A

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*Supervisor*  
**BRENDA L. STUMBO**  
*Clerk*  
**KAREN LOVEJOY ROE**  
*Treasurer*  
**LARRY J. DOE**  
*Trustees*  
**STAN ELDRIDGE**  
**HEATHER JARRELL ROE**  
**MONICA ROSS WILLIAMS**  
**JIMMIE WILSON, JR.**



*Charter Township of Ypsilanti*

**Clerk's Office**

7200 S. Huron River  
Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-4700  
Fax: (734) 484-5156

# MEMORANDUM

**To:** Ypsilanti Township Board of Trustees

**FROM:** Brenda Stumbo, Supervisor  
Karen Lovejoy Roe, Clerk  
Larry Doe, Treasurer

**RE:** Authorization for the township legal counsel, engineers and departments to assist in gathering the information on the Seaver property that was purchased in 2003 by the Township for a potential site for a YMCA state of the art programing and recreational facility.

**DATE:** July 8, 2019

Part of the due diligence and request by the YMCA is to have all the property information including but not limited to environmental studies, wetlands, flood plain, soil conditions and location of existing infrastructure for the potential of a future recreation facility on the east side of our county on Huron Street, which is owned by Ypsilanti Township.

Washtenaw County Parks and Recreation and Washtenaw County have committed to a cash contribution of \$30,000 and in kind services of \$45,000 to assist in the funding of a feasibility study locating a state of the art recreation facility and outdoor recreation programing on the site for youth and seniors in the Ypsilanti area. The site consists of approximately 28 acres located east of Bosal and north of the post office. See attached aerial map that will assist in showing the property location.

The three full time officials are in support of locating a potential facility in our community with our contribution being the land and operation of the facility being the responsibility of YMCA. Our parks and recreation master plan and master plan for planning after receiving input from residents state that we are in need of a recreation center, with having a healthy community being a top priority.

Our release of information and support for using public land for this purpose is the beginning steps that need to be taken to work toward our goal for a state of the art recreation facility. After meeting with YMCA Director on Friday July 5<sup>th</sup> with Trustee Monica Ross Williams, who is a member of the YMCA board, it was requested that the township provide the information on the property that is being considered in the feasibility study for a future site of a YMCA recreation and programming facility.

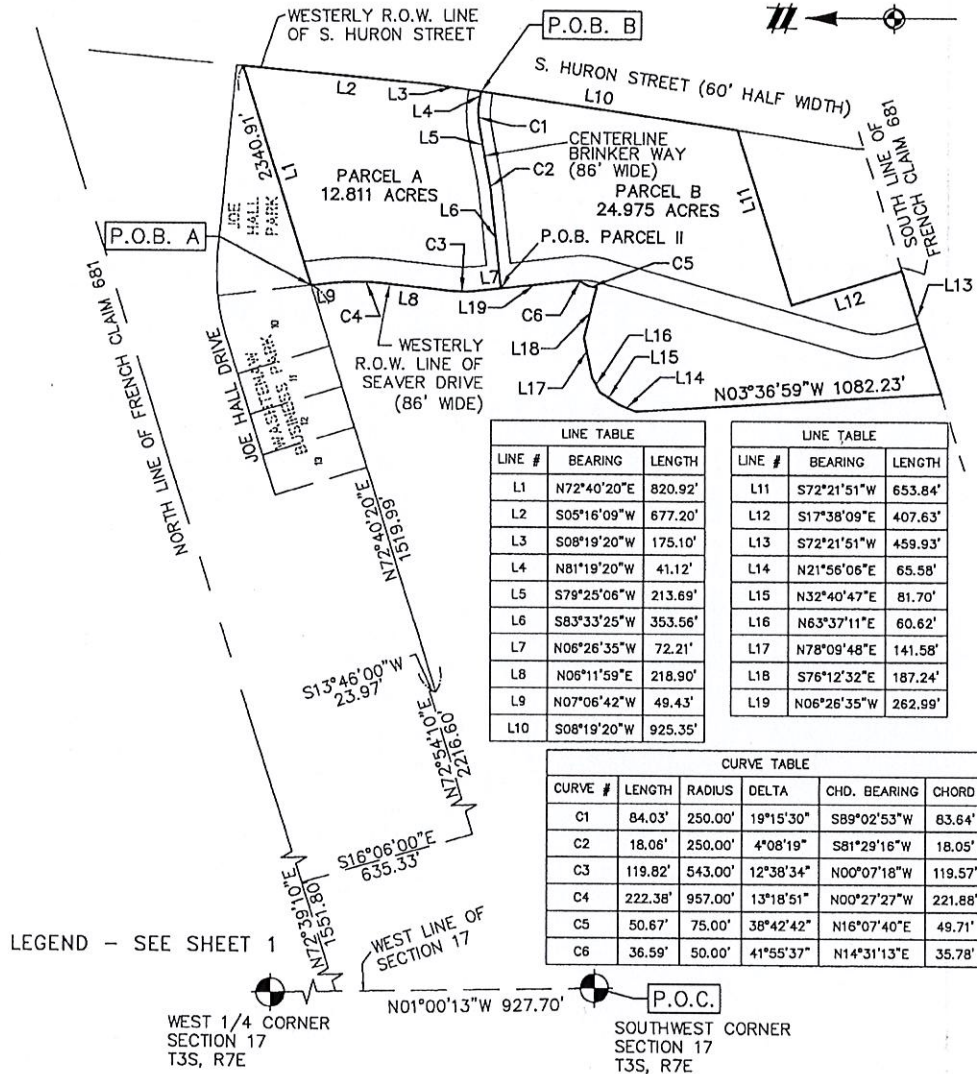
Please see attached Resolution No. 2003-13 approving the letter of intent to purchase the aforementioned property. As you can see in the second paragraph of the resolution the acquisition was not only for future governmental and recreational services needed by the township residents but would also exercise control over the future development, while also preserving open space and woodlands so as to enhance the quality of life for all the Township residents.

Hopefully the board will agree and see the potential use of this property as a recreational facility is in alignment with the 2003-13 Resolution and vision for purchase of the 163 plus acres and would be a great asset and blessing for our residents and others who will have access to this recreational facility.

The Director of the YMCA in Ann Arbor would like to do a presentation in August for the board during a work session on her vision of the facility, what the feasibility study would entail and answer questions you may have. She briefly mentioned there would be approximately 50 full time staff and hundreds of part time and seasonal staff needed to operate a large recreation and programming facility which would include two pools. One would be a zero depth indoor pool and a lap pool. A day care, preschool and after school programs would also be provided. If you would like a tour of the Ann Arbor YMCA please let Monica or I know and we can help arrange a visit.

# EXHIBIT B





LINE #	BEARING	LENGTH
L1	N72°40'20"E	820.92'
L2	S05°16'09"W	677.20'
L3	S08°19'20"W	175.10'
L4	N81°19'20"W	41.12'
L5	S79°25'06"W	213.69'
L6	S83°33'25"W	353.56'
L7	N06°26'35"W	72.21'
L8	N06°11'59"E	218.90'
L9	N07°06'42"W	49.43'
L10	S08°19'20"W	925.35'

LINE #	BEARING	LENGTH
L11	S72°21'51"W	653.84'
L12	S17°38'09"E	407.63'
L13	S72°21'51"W	459.93'
L14	N21°56'06"E	65.58'
L15	N32°40'47"E	81.70'
L16	N63°37'11"E	60.62'
L17	N78°09'48"E	141.58'
L18	S76°12'32"E	187.24'
L19	N06°26'35"W	262.99'

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	84.03'	250.00'	19°15'30"	S89°02'53"W	83.64'
C2	18.06'	250.00'	4°08'19"	S81°29'16"W	18.05'
C3	119.82'	543.00'	12°38'34"	N00°07'18"W	119.57'
C4	222.38'	957.00'	13°18'51"	N00°27'27"W	221.88'
C5	50.67'	75.00'	38°42'42"	N16°07'40"E	49.71'
C6	36.59'	50.00'	41°55'37"	N14°31'13"E	35.78'

NOTE: NO FIELD WORK WAS PERFORMED FOR PURPOSES OF THIS SKETCH

TAX PARCEL NO. K-11-38-280-011  
 BEARINGS ARE BASED ON THE WEST LINE OF SECTION 17, BEING N01°00'13"W, PER L.4528, PG.921

CLIENT <b>CHARTER TOWNSHIP OF YPSILANTI</b> PRELIMINARY SKETCH & DESCRIPTION OF A PARCEL SPLIT LOCATED IN SECTIONS 16, 17, 20 & 21 TOWN 03 SOUTH, RANGE 07 EAST YPSILANTI TOWNSHIP, WASHTENAW COUNTY	JOB: 19003237	CAD SU-01
	DR. CLK	CH. CK
	BOOK NA	PG. NA
	SHEET 2 OF 3	DATE: 10/16/2019
FILE CODE: 19003237SU-01		
<b>ATWELL</b> 866.850.4200 www.atwell-group.com		
SCALE: 1 INCH = 500 FEET 	2019/10/25 REV. ROAD NAMES	

*Created*  
 Parcel A = 12.811  
 Parcel B = 24.975  
 Proposed

*original description*

DESCRIPTION OF TAX PARCEL K-11-38-280-011 PER EASEMENT AGREEMENT RECORDED IN L.4528, PG.921, WASHTENAW COUNTY RECORDS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N01°00'13"W 927.70 FEET ALONG THE WEST LINE OF SECTION 17; THENCE N72°39'10"E 1551.80 FEET ALONG THE NORTH LINE OF SAID FRENCH CLAIM 681; THENCE S16°06'00"E 635.33 FEET; THENCE N72°54'10"E 2216.60 FEET; THENCE S13°46'00"W 23.97 FEET; THENCE N72°40'20"E 1519.99 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING N72°40'20"E 820.92 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF WHITTAKER ROAD (60' 1/2 WIDTH) THE FOLLOWING TWO COURSES: S05°16'09"W 677.20 FEET, AND S08°19'20"W 1100.45 FEET; THENCE S72°21'51"W 653.84 FEET; THENCE S17°38'09"E 407.63 FEET; THENCE S72°21'51"W 459.93 FEET ALONG THE SOUTH LINE OF SAID FRENCH CLAIM 681; THENCE N03°36'59"W 1082.23 FEET; THENCE N21°56'06"E 65.58 FEET; THENCE N32°40'47"E 81.70 FEET; THENCE N63°37'11"E 60.62 FEET; THENCE N78°09'48"E 141.58 FEET; THENCE S76°12'32"E 187.24 FEET; THENCE 50.67 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 38°42'42", HAVING A CHORD WHICH BEARS N16°07'40"E 49.71 FEET; THENCE 36.59 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 41°55'37", HAVING A CHORD WHICH BEARS N14°31'13"E 35.78 FEET; THENCE N06°26'35"W 335.20 FEET; THENCE 119.82 FEET ALONG THE ARC OF A 543.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12°38'34", HAVING A CHORD WHICH BEARS N00°07'18"W 119.57 FEET; THENCE N06°11'59"E 218.90 FEET; THENCE 222.38 FEET ALONG THE ARC OF A 957.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 13°18'51", HAVING A CHORD WHICH BEARS N00°27'27"W 221.88 FEET; THENCE N07°06'42"W 49.43 FEET TO THE PLACE OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 17 AND THE NORTHWEST 1/4 OF SECTION 20, CONTAINING 37.79 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

*Two New Description*

DESCRIPTION OF A 12.811 ACRE PARCEL (PARCEL A) LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 SOUTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N01°00'13"W 927.70 FEET ALONG THE WEST LINE OF SECTION 17; THENCE N72°39'10"E 1551.80 FEET ALONG THE NORTH LINE OF FRENCH CLAIM 681; THENCE S16°06'00"E 635.33 FEET; THENCE N72°54'10"E 2216.60 FEET; THENCE S13°46'00"W 23.97 FEET; THENCE N72°40'20"E 1519.99 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING N72°40'20"E 820.92 FEET; THENCE S05°16'09"W 677.20 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH HURON STREET (60 FEET HALF WIDTH); THENCE S08°19'20"W 175.10 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH HURON STREET; THENCE ALONG THE CENTERLINE OF BRINKER WAY (86 FEET WIDE) THE FOLLOWING FIVE (5) COURSES: N81°19'20"W 41.12 FEET, 84.03 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S89°02'53"W 83.64 FEET, S79°25'06"W 213.69 FEET, 18.06 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S81°29'16"W 18.05 FEET, AND S83°33'25"W 353.56 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SEAVER DRIVE (86 FEET WIDE) THE FOLLOWING FIVE (5) COURSES: N06°26'35"W 72.21 FEET, 119.82 FEET ALONG THE ARC OF A 543.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N00°07'18"W 119.57 FEET, N06°11'59"E 218.90 FEET, 222.38 FEET ALONG THE ARC OF A 957.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N00°27'27"W 221.88 FEET, AND N07°06'42"W 49.43 FEET TO THE PLACE OF BEGINNING, CONTAINING 12.811 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY PORTIONS THEREOF AS OCCUPIED BY SAID BRINKER WAY AND SEAVER DRIVE, RESPECTIVELY, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.


*Proposed*

*UMCA Proposed New Description*

DESCRIPTION OF A 24.975 ACRE PARCEL (PARCEL B) LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, SOUTHEAST 1/4 OF SECTION 17, NORTHEAST 1/4 OF SECTION 20 AND THE NORTHWEST 1/4 OF SECTION 21, TOWN 3 SOUTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N01°00'13"W 927.70 FEET ALONG THE WEST LINE OF SECTION 17; THENCE N72°39'10"E 1551.80 FEET ALONG THE NORTH LINE OF FRENCH CLAIM 681; THENCE S16°06'00"E 635.33 FEET; THENCE N72°54'10"E 2216.60 FEET; THENCE S13°46'00"W 23.97 FEET; THENCE N72°40'20"E 2340.91 FEET; THENCE S05°16'09"W 677.20 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH HURON STREET (60 FEET HALF WIDTH); THENCE S08°19'20"W 175.10 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH HURON STREET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH HURON STREET S08°19'20"W 925.35 FEET; THENCE S72°21'51"W 653.84 FEET; THENCE S17°38'09"E 407.63 FEET; THENCE S72°21'51"W 459.93 FEET ALONG THE SOUTH LINE OF SAID FRENCH CLAIM 681; THENCE N03°36'59"W 1082.23 FEET; THENCE N21°56'06"E 65.58 FEET; THENCE N32°40'47"E 81.70 FEET; THENCE N63°37'11"E 60.62 FEET; THENCE N78°09'48"E 141.58 FEET; THENCE S76°12'32"E 187.24 FEET; THENCE 50.67 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N16°07'40"E 49.71 FEET; THENCE 36.59 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N14°31'13"E 35.78 FEET; THENCE N06°26'35"W 262.99 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SEAVER DRIVE (86 FEET WIDE); THENCE ALONG THE CENTERLINE OF BRINKER WAY (86 FEET WIDE) THE FOLLOWING FIVE (5) COURSES: N83°33'25"E 353.56 FEET, 18.06 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N81°29'16"E 18.05 FEET, N79°25'06"E 213.69 FEET, 84.03 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N89°02'53"E 83.64 FEET, AND S81°19'20"E 41.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 24.975 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY AND WESTERLY PORTIONS THEREOF AS OCCUPIED BY SAID BRINKER WAY AND SEAVER DRIVE, RESPECTIVELY, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

*Proposed*

CLIENT CHARTER TOWNSHIP OF YPSILANTI PRELIMINARY SKETCH & DESCRIPTION OF A PARCEL SPLIT LOCATED IN SECTIONS 16, 17, 20 & 21 TOWN 03 SOUTH, RANGE 07 EAST YPSILANTI TOWNSHIP, WASHTENAW COUNTY	JOB: 19003237	CAD SU-01
	DR. CLK	CH. CK
	BOOK NA	PG. NA
	SHEET 3 OF 3	DATE: 10/16/2019
	FILE CODE: 19003237SU-01	
SCALE: NONE	 866.850.4200 www.atwell-group.com	

2019/10/25 REV. ROAD NAMES

# EXHIBIT C

*Supervisor*  
**BRENDA L. STUMBO**  
*Clerk*  
**KAREN LOVEJOY ROE**  
*Treasurer*  
**LARRY J. DOE**  
*Trustees*  
**STAN ELDRIDGE**  
**HEATHER ROE**  
**MONICA WILLIAMS**  
**JIMMIE WILSON JR.**



*Charter Township of Ypsilanti*

**Assessor's Office**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 487-4927  
Fax: (734) 484-5159

October 30, 2019

Brenda Stumbo, Supervisor  
Charter Township of Ypsilanti  
7200 S Huron River Dr.  
Ypsilanti, MI 48197

**K-11-38-280-011      Retired parcel**

Ms. Stumbo,

Please be advised that the land division application that was submitted for the division of the above Ypsilanti Township owned property located at 1500 S. Huron St. has been approved as per P.A. 288 of 1967. (MCL 560.101 et. seq.)

Your application has been reviewed and meets compliance by the Office of Community Standards per the Ypsilanti Township Land Division Ordinance, Appendix C Section 300 (b)2.

Listed below is the new parcel identification numbers that will appear on the tax roll in 2020.

<u>Parcel #:</u>	<u>Property Address:</u>		
K-11-38-280-014	1420 S Huron St.	Parcel A	12.811 ac
K-11-38-280-015	1500 S Huron St.	Parcel B	24.975 ac

Should you have any questions, please don't hesitate contacting me.

Sincerely,

  
Brian McCleery  
Deputy Assessor

CC: File





-005

-006  
1.96 AC

-002  
3.71 AC

-009  
1.07 AC

71

HURON RIVER DR

-042

-035  
2.02 AC

-045  
764 AC

12.811 Ac.

-015  
24.975 Ac.

-006  
58.15 AC

-005  
20 AC

-012  
36.09 Ac.

4.166 Ac.

20 AC