



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 TTY: 711
WWW.DETROITMI.GOV

02/11/2020

HOUSE NUMBER CERTIFICATE

10075

City of Detroit – City Engineering Division of the Department of Public Works in accordance with City Code section 50-5-12 hereby authorizes the following address:

2791 East Jefferson is hereby assigned for property described as:

See Parcel #2 in attachment.

2901 East Jefferson is hereby assigned for property described as:

See Parcel #3 in attachment.

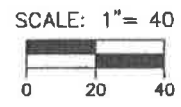
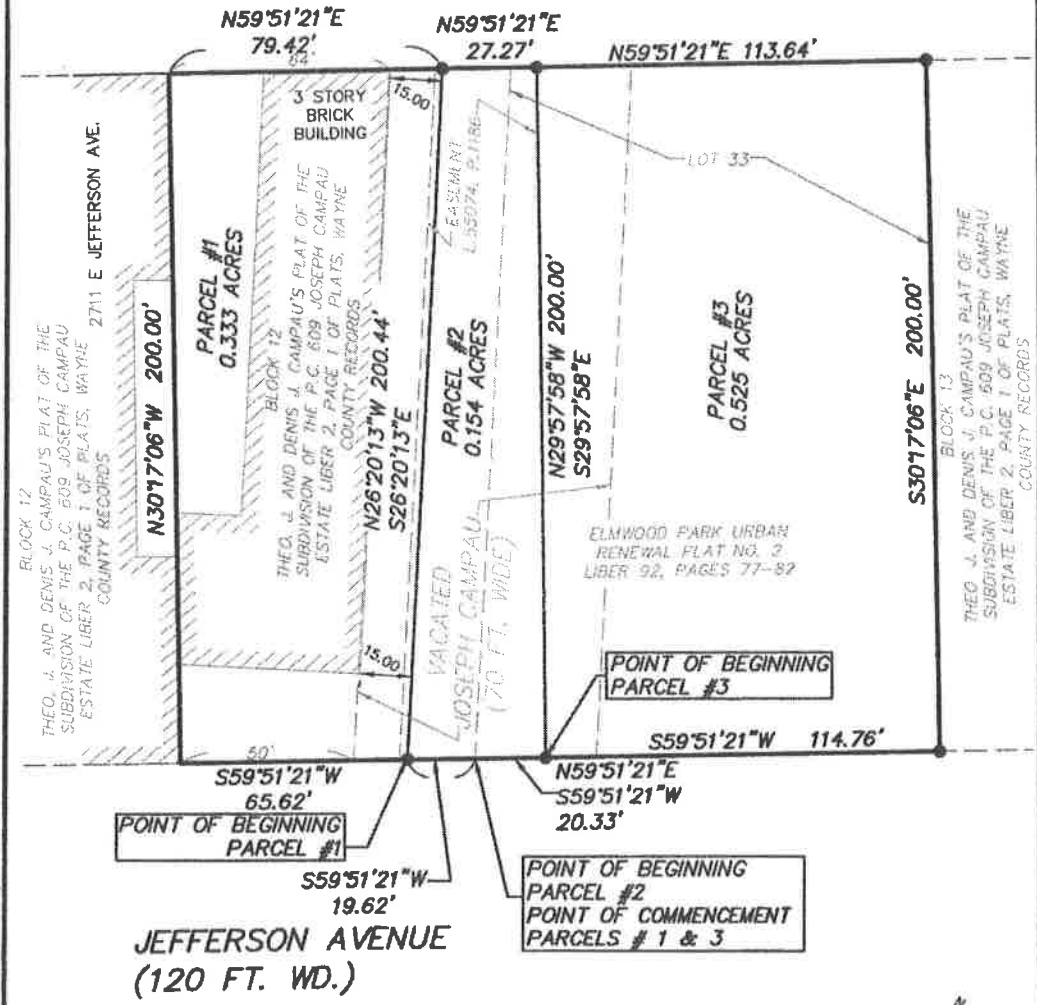
Summary:

Parcel 11000106-7, commonly known as 2761 East Jefferson was split into three resultant parcels. Parcel #1, per attachment, will retain the address 2761 East Jefferson while parcel #2 and Parcel #3 are being assigned the use of 2791 & 2901 East Jefferson.

Jered Dean

Manager II

LARNED STREET (120 FT. WD.)



LEGEND
● - SET 1/2" X 18" CAPPED REBAR

PARCEL SPLIT

2761 E. JEFFERSON AVE.		CITY OF DETROIT, WAYNE COUNTY, MICHIGAN		NEW PARCELS	
<p>giffels webster Engineers Surveyors Planners Landscape Architects</p>	28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5568 www.giffelswebster.com	Enveloper: JBR Manager: JBR Designer: MFM Quality Control: JBR Project Client: SDG	DATE: 12-18-18 ISSUED: Add Cert. parties	Date: 12.03.18 Scale: 1"=40' Sheet: 2 OF 3 Project: 19707.000	Copyright © 2018 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.
		18119187007.000 - 2761 E. Jefferson - Boundary Survey/Engineering/Construction/Platting/11-26 parcel split 19707.000.dwg		DATE: ISSUED:	

PARCEL #1 LEGAL DESCRIPTION:

PART OF WARD 11, ITEM 000106-7

A PART OF BLOCK 12 OF THEO. J. AND DENIS J. CAMPAU'S PLAT OF THE SUBDIVISION OF THE P.C. 609 JOSEPH CAMPAU ESTATE LIBER 2, PAGE 1 OF PLATS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND A PART OF THE REVERSIONARY INTEREST IN VACATED JOSEPH CAMPAU (70 FT. WIDE) ADJACENT TO SAID BLOCK 12, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 33 OF ELMWOOD PARK URBAN RENEWAL PLAT NO. 2, LIBER 92, PAGE 77-82 OF PLATS; THENCE S59°51'21"W, 19.62 FEET ALONG ON THE NORTH LINE OF JEFFERSON AVENUE (120 FT. WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING S59°51'21"W, 65.62 FEET; THENCE N30°17'06"W, 200.00 FEET TO A POINT ON THE SOUTH LINE OF LARNED STREET (120 FEET WIDE); THENCE N.59°51'21"E., 79.42 FEET ALONG SAID SOUTH LINE; THENCE S26°20'13"E., 200.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.333 ACRES.

PARCEL #2 LEGAL DESCRIPTION:

PART OF WARD 11, ITEM 000106-7

PART OF LOT 33 OF ELMWOOD PARK URBAN RENEWAL PLAT NO. 2, LIBER 92, PAGE 77-82 OF PLATS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN ALSO A PART OF THE REVERSIONARY INTEREST IN VACATED JOSEPH CAMPAU (70 FT. WIDE) ADJACENT TO SAID LOT 33, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 33 OF SAID ELMWOOD PARK URBAN RENEWAL PLAT NO. 2; THENCE S59°51'21"W, 19.62 FEET ALONG THE NORTH LINE OF JEFFERSON AVENUE (120 FT. WIDE); THENCE N26°20'13"W., 200.44 FEET TO A POINT ON THE SOUTH LINE OF LARNED STREET (120 FEET WIDE); THENCE N.59°51'21"E., 27.27 FEET ALONG SAID SOUTH LINE; THENCE S29°57'58"E., 200.00 FEET TO THE NORTH LINE OF SAID JEFFERSON AVENUE; THENCE S59°51'21"W, 20.33 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.154 ACRES.

PARCEL #3 LEGAL DESCRIPTION:

PART OF WARD 11, ITEM 000106-7

PART OF LOT 33 OF ELMWOOD PARK URBAN RENEWAL PLAT NO. 2, LIBER 92, PAGE 77-82 OF PLATS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 33 OF SAID ELMWOOD PARK URBAN RENEWAL PLAT NO. 2; THENCE N59°51'21"E, 20.33 FEET ALONG THE NORTH LINE OF JEFFERSON AVENUE (120 FEET WIDE) TO THE POINT OF BEGINNING; THENCE N29°57'58"W., 200.00 FEET TO A POINT ON THE SOUTH LINE OF LARNED STREET (120 FEET WIDE); THENCE N.59°51'21"E., 113.64 FEET ALONG SAID SOUTH LINE; THENCE S30°17'06"E., 200.00 FEET TO A POINT ON THE NORTH LINE OF SAID JEFFERSON AVENUE; THENCE S59°51'21"W., 114.76 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.525 ACRES.

CERTIFICATION

I HEREBY CERTIFY TO PARKS TITLE AND BCV OPPORTUNITY FUND, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ATOMIC STAR, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND 2761 E. JEFFERSON QOZB, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND THE CITY OF DETROIT THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING AUGUST OF 2019, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON ELMWOOD PARK URBAN RENEWAL PLAT NO.2, AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: DECEMBER 18, 2019

Michael P. Manthei

MICHAEL P. MANTHEI, MICHIGAN P.S. NO. 51512



PARCEL SPLIT

2761 E. JEFFERSON AVE.

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTIONS

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 Landscape Architects

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Manager:	JNR
Designer:	MPM
Quality Control:	JNR
Prints Client:	EDU

DATE:	ISSUE:
12-18-19	Add Cert. parties.

Date:	12.03.19
Scale:	N/A
Sheet:	3 OF 3
Project:	19107.000

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