



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

02/12/2025

**HOUSE NUMBER CERTIFICATE**

**# 10680**

**Applicant:**

Chris Semma

[zonedcbc@gmail.com](mailto:zonedcbc@gmail.com)

City of Detroit – City Engineering Division of the Department of Public Works in accordance with City Code section 43-2-13 hereby authorizes the following address:

**12844 Greenfield Road** is hereby assigned for property described as:

**PARCEL A**

PART OF THE NW ¼ OF SECTION 30, T.1S., R.11E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS: 1 THRU 3, BOTH INCLUSIVE, LOTS: 63 THRU 68, BOTH INCLUSIVE AND VACATED PREST AVENUE (75' WIDE), ADJECENT THERETO OF "FORTUNA PARK SUBDIVISION", (L.33, P.31), WAYNE COUNTY RECORD AND THAT PART OF THE NW ¼ OF SAID SECTION 30, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 1 OF SAID "FORTUNA PARK SUBDIVISION"; THENCE N87°08'41"E 338.99 FEET, ALONG THE SOUTH LINE OF SAID "FORTUNA PARK SUBDIVISION"; THENCE S02°27'30"E 322.13 FEET; THENCE S87°40'01"W 339.43 FEET TO THE EAST LINE OF GREENFIELD ROAD (VARIABLE WIDTH OF RIGHT-OF-WAY); THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF GREENFIELD ROAD: 1: N02°23'19"W 190.82 FEET AND 2: N02°21'41"W 128.22 FEET, TO THE SW CORNER OF SAID LOT 1 OF "FORTUNA PARK SUBDIVISION" AND THE POINT OF BEGINNING.

CONTAINING: 138,645 SQUARE FEET---3.183 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.



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**12800 Greenfield Road** is hereby assigned for property described as:

PARCEL B

PART OF THE NW ¼ OF SECTION 30, T.1S., R.11E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS: 66 THRU 68, BOTH INCLUSIVE, OF "FORTUNA PARK SUBDIVISION", (L.33, P.31), WAYNE COUNTY RECORD AND THAT PART OF THE NW ¼ OF SAID SECTION 30, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF LOT 130; THENCE S87°08'41"W 143.28 FEET, ALONG THE SOUTH LINE OF SAID "FORTUNA PARK SUBDIVISION", TO THE POINT OF BEGINNING; THENCE THENCE S02°27'57"E 370.17 FEET, THENCE; S26°01'31"W 126.46 FEET; THENCE S85°28'59"W 21.34 FEET; THENCE N02°22'18"W 64.41 FEET; THENCE 95.09 FEET ALONG AN ARC OF A CURVE TO THE LEFT, WITH RADIUS OF 569.32 FEET, A CENTRAL ANGLE DELTA OF 9°34'11", WHOSE CHORD BEARS N06°54'09"W 94.98 FEET; THENCE S87°10'21"W 1.07 FEET; THENCE S87°53'35"W 16.69 FEET; THENCE 95.02 ALONG AN ARC OF A CURVE TO THE RIGHT, WITH RADIUS OF 555.20 FEET, A CENTRAL ANGLE DELTA OF 9°48'21", WHOSE CHORD BEARS S07°14'54"E 94.90 FEET; THENCE S02°19'59"E 103.17 FEET; THENCE S87°40'01"W 363.75 FEET, TO THE EAST LINE OF GREENFIELD ROAD (VARIABLE WIDTH OF RIGHT-OF-WAY); THENCE N02°23'19"W 197.60 FEET, ALONG THE EAST LINE OF SAID GREENFIELD ROAD; THENCE N87°40'01"E 339.43 FEET; THENCE N02°27'30"W 322.13 FEET, TO THE SOUTH LINE OF "FORTUNA PARK SUBDIVISION"; THENCE N87°08'41"E 123.00 FEET, ALONG THE SOUTH LINE OF SAID "FORTUNA PARK SUBDIVISION", TO THE POINT OF BEGINNING. CONTAINING: 132,825 SQUARE FEET---3.049 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.



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**12903 Whitcomb Street** is hereby assigned for property described as:

**PARCEL C**

PART OF THE NW ¼ OF SECTION 30, T.1S., R.11E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS: 128 THRU 130, BOTH INCLUSIVE, OF "FORTUNA PARK SUBDIVISION", (L.33, P.31), WAYNE COUNTY RECORDS AND THAT PART OF THE NW ¼ OF SAID SECTION 30, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 130 OF SAID "FORTUNA PARK SUBDIVISION"; S02°27'59"E 475.00 FEET ALONG THE WEST LINE OF WHITCOMB AVENUE (50' WIDE); S85°28'59"W 203.74 FEET; THENCE N26°01'31"E 126.46 FEET; THENCE N02°27'57"W 370.17 FEET, TO THE SOUTH LINE OF SAID "FORTUNA PARK SUBDIVISION"; THENCE N87°08'41"E 143.28 FEET, ALONG SOUTH LINE OF SAID "FORTUNA PARK SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 83,730 SQUARE FEET---1.922 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.

**Summary:**

Parcel 22049859.61, commonly known as 12874 Greenfield Road, has been split into 3 resultant parcels. The above assigned address is recorded as the primary address for parcel A, parcel B, and parcel C due to the parcel split/combination. The following addresses will be retired:

12874 Greenfield Road

12900 Greenfield Road

12891 Whitcomb Street

12893 Whitcomb Street

The assessor's office will define the parcel IDs in the 2025 tax roll. An exhibit of parcels A, B, & C is attached.

Prepared by:

Maps and Records Bureau

City Engineering – DPW

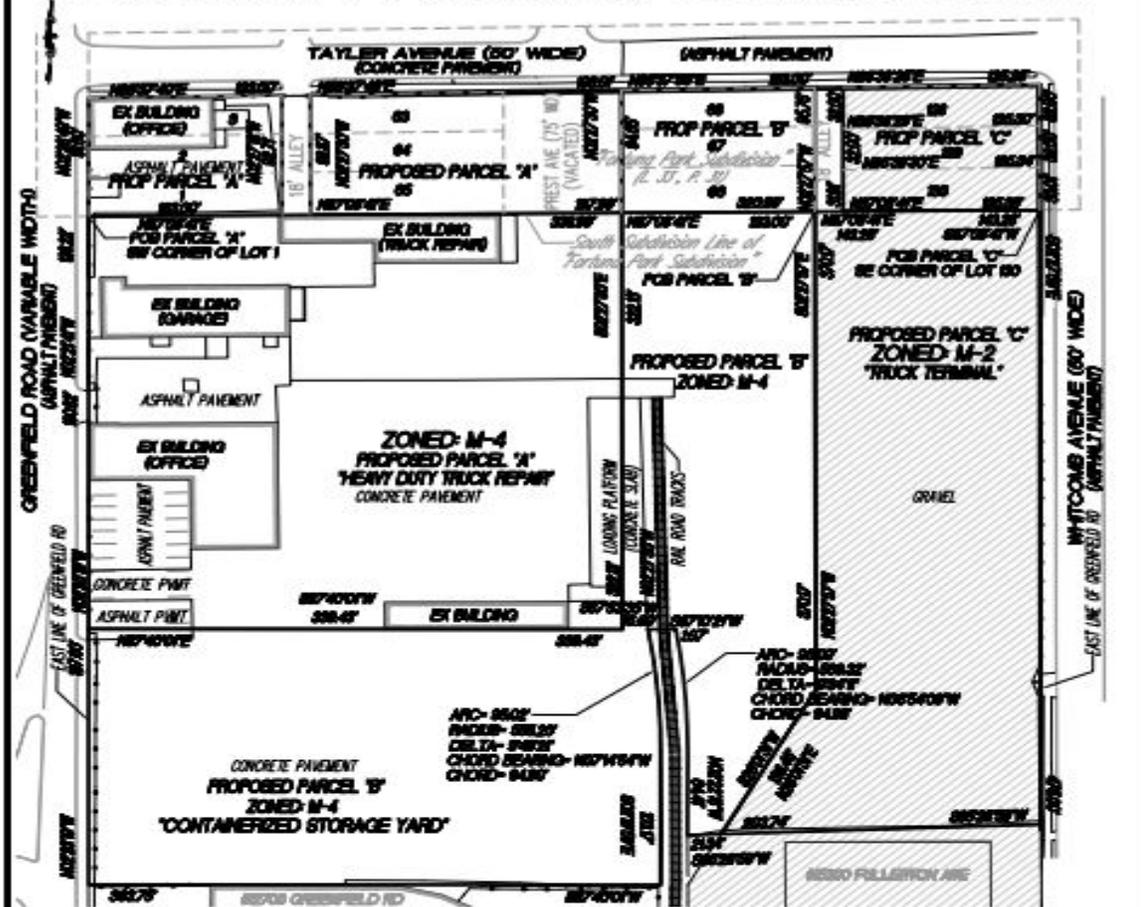
Phone – 313-224-3970



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## LAND DIVISION & COMBINATION EXHIBIT 'B'-PROPOSED CONDITIONS



**LEGEND**

R-O-W = RIGHT-OF-WAY  
P.O.B. = POINT OF BEGINNING  
N.E.S.W. = NORTH; EAST; SOUTH; WEST  
P.I.D.# = PARCEL IDENTIFICATION NUMBER  
T./R. = TOWN/RANGE  
L./P. = LIBER/PAGE

— M-2 ZONING DISTRICT  
— RESTRICTED INDUSTRIAL  
— M4 = INDUSTRIAL IMPROVED  
— PAVT# = PAVEMENT  
RD. = ROAD  
AVE. = AVENUE

— — — — — = BROUGHT IRON FENCE  
— — — — — = ALUMINUM FENCE  
— — — — — = CHAIN LINK FENCE

Surveyor's Certification:  
I hereby certify that I have surveyed and mapped the land plotted/mapped and described as shown herein and that the ratio of closure of the unadjusted field observations of such survey are no greater than 1 in 10000 feet.



Mende Bezanovski, P.S.  
4001049430  
0' 50' 100' 200'

Note:  
Since our survey does not include a Title Commitment search there could be easements and /or any encumbrances upon the subject property as shown herein that are not presented at this time.  
All bearings as shown herein are in relation to: "TRUE NORTH"

**ABS B LAND SURVEY, P.C.**  
36636 North Pointe Dr. New Baltimore, MI, 48047  
TEL. (586) 822-4964, FAX: (586) 591-5930  
info@ab-sb-landsurvey.com;  
www.ab-sb-landsurvey.com

SCALE: 1" = 100'	PAGE: 3 OF 4
JOB NUMBER: 2024-09-16-232-LV	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 09-23-2024
CLIENT: L & D TRANSPORT	
ADDRESS: Multiple Properties on Greenfield Rd & Whitcomb Ave Detroit, MI, 48227	TEL: (734)-386-9549 FAX:



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## LAND DIVISION & COMBINATION EXHIBIT 'B'-PROPOSED CONDITIONS

**Legal Description: PROPOSED PARCEL "A"– Greenfield Road, Detroit, MI, 48227 (ZONED: M-4)**

Part of the NW 1/4 of Section 30, T.1S., R.11E., City of Detroit, Wayne County, Michigan, being more particularly described as follows:  
LOTS: 1 thru 3, both inclusive, LOTS: 63 thru 68, both inclusive and Vacated Prest Avenue (75' wide), adjacent thereto of "Fortuna Park Subdivision", (L.33, P.31), Wayne County Record and that part of the NW 1/4 of said Section 30, being more particularly described as follows:  
Beginning at the SW Corner of LOT 1 of said "Fortuna Park Subdivision"; thence N87°08'41"E 338.99 feet, along the South Line of said "Fortuna Park Subdivision"; thence S02°27'30"E 322.13 feet; thence S87°40'01"W 339.43 feet to the East Line of Greenfield Road (variable width of right-of-way); thence the following two (2) courses along the East Line of Greenfield Road: 1: N02°23'19"W 190.82 feet and 2: N02°21'41"W 128.22 feet, to the SW Corner of said LOT 1 of "Fortuna Park Subdivision" and the Point of Beginning.

Containing: 138,645 Square Feet—3.183 Acres, more or less.

Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

**Legal Description: PROPOSED PARCEL "B"– Greenfield Road, Detroit, MI, 48227 (ZONED: M-4)**

Part of the NW 1/4 of Section 30, T.1S., R.11E., City of Detroit, Wayne County, Michigan, being more particularly described as follows:  
LOTS: 66 thru 68, both inclusive, of "Fortuna Park Subdivision", (L.33, P.31), Wayne County Record and that part of the NW 1/4 of said Section 30, being more particularly described as follows:  
Commencing at the SE Corner of LOT 130; thence S87°08'41"W 143.28 feet, along the South Line of said "Fortuna Park Subdivision", to the Point of Beginning; thence S02°27'57"E 370.17 feet; thence S28°01'31"W 126.46 feet; thence S85°28'59"W 21.34 feet; thence N02°22'18"W 64.41 feet; thence 95.09 feet along an Arc of a Curve to the left, with Radius of 569.32 feet, a Central Angle Delta of 9°34'11", whose Chord Bears N06°54'09"W 94.98 feet; thence S87°10'21"W 1.07 feet; thence S87°53'35"W 16.69 feet; thence 95.02 along an Arc of a Curve to the Right, with Radius of 555.20 feet, a Central Angle Delta of 9°48'21", whose Chord Bears S07°14'54"E 94.90 feet; thence S02°19'59"E 103.17 feet; thence S87°40'01"W 363.75 feet, to the East Line of Greenfield Road (variable width of right-of-way); thence N02°23'19"W 197.60 feet, along the East Line of said Greenfield Road; thence N87°40'01"E 339.43 feet; thence N02°27'30"W 322.13 feet, to the South Line of "Fortuna Park Subdivision"; thence N87°08'41"E 123.00 feet, along the South Line of said "Fortuna Park Subdivision", to the Point of Beginning.

Containing: 132,825 Square Feet—3.049 Acres, more or less.

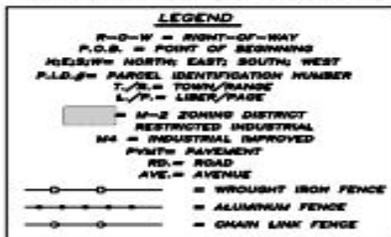
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

**Legal Description: PROPOSED PARCEL "C"– Whitcomb Avenue, Detroit, MI, 48227 (M-2)**

Part of the NW 1/4 of Section 30, T.1S., R.11E., City of Detroit, Wayne County, Michigan, being more particularly described as follows:  
LOTS: 128 thru 130, both inclusive, of "Fortuna Park Subdivision", (L.33, P.31), Wayne County Records and that part of the NW 1/4 of said Section 30, being more particularly described as follows:  
Beginning at the SE Corner of LOT 130 of said "Fortuna Park Subdivision"; S02°27'59"E 475.00 feet along the West Line of Whitcomb Avenue (50' wide); S85°28'59"W 203.74 feet; thence N26°01'31"E 126.46 feet; thence N02°27'57"W 370.17 feet, to the South Line of said "Fortuna Park Subdivision"; thence N87°08'41"E 143.28 feet, along South Line of said "Fortuna Park Subdivision to the Point of Beginning.

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**Surveyor's Certification:**

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Mende Bezanovski, P.S.  
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Since our survey does not include a Title Commitment search there could be easements and /or any encumbrances upon the subject property as shown herein that are not presented at this time.

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