



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

03/14/2025

**HOUSE NUMBER CERTIFICATE**

**# 10687**

**Applicant:**

Melissa McTaggart  
Email/Phone: melissa@acdmil.com

City of Detroit – City Engineering Division of the Department of Public Works in accordance with City Code section 43-2-13 hereby assign the following addresses due to the parcel split:

Address	Parcel	Type	Status	Description
1663 Bagley Street	08000331-46	Primary	Active	Parcel A
1601 Bagley Street	08000316-30	Primary	Active	Parcel B
1563 Bagley Street	08000300-15	Primary	Active	Parcel C
1501 Bagley Street	08000246-99.	Primary	Active	Parcel D

**Legal Description:**

**Parcel A:**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE NORTH 22 DEGREES 33 MINUTES 26 SECONDS WEST, 383.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 43; THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 680.69 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 225.78 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST, 20.70 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 64.80 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 702.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,112.7 SQUARE FEET OR 5.374 ACRES OF LAND.

**Parcel B:**



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

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PART OF LOTS 53, 54 AND 56, AND ALL OF LOT 55, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 43 OF SAID WEST SIDE INDUSTRIAL SUBDIVISION NO. 2; THENCE NORTH 60 DEGREES 11 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE). 702.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 64.80 FEET; THENCE NORTH 60 DEGREES 11 MINUTES 19 SECONDS EAST, 20.70 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 225.78 FEET; THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 26.06 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST, 146.77 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 286.86 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LABROSSE STREET, 193.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,926.9 SQUARE FEET OR 1.169 ACRES OF LAND.

**Parcel C:**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PART OF LOTS 56, 58, 59, 60 AND 61, AND ALL OF LOT 57, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 43 OF SAID WEST SIDE INDUSTRIAL SUBDIVISION NO. 2; THENCE NORTH 60 DEGREES 11 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 895.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 286.86 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 299.11 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST 63.63 FEET; THENCE SOUTH 60 DEGREES 18 MINUTES 14



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

SECONDS WEST, 164.12 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 68.61 FEET; THENCE SOUTH 60 DEGREES 10 MINUTES 05 SECONDS WEST, 43.29 FEET; THENCE SOUTH 29 DEGREES 48 MINUTES 41 SECONDS EAST, 154.33 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LABROSSE STREET, 91.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,461.2 SQUARE FEET OR 0.975 ACRES OF LAND.

**Parcel D:**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PART OF LOTS 58, 59, 60 AND 61, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 61; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 270.56 FEET; THENCE NORTH 29 DEGREES 48 MINUTES 41 SECONDS WEST, 154.33 FEET; THENCE NORTH 60 DEGREES 10 MINUTES 05 SECONDS EAST, 43.29 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 68.61 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST, 164.12 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST 63.63 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST 63.09 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST ALONG THE WESTERLY LINE OF TRUMBULL STREET (100 FEET WIDE), 286.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 61,306.5 SQUARE FEET OR 1.407 ACRES OF LAND.

**Summary:**

The parcel 08000246-346, commonly known as 1601 Bagley Street, has been split into four parcels. **1601 Bagley Street** will be retired from the current parcels and then reassigned to Parcel B (08000316-30). **1663 Bagley, 1601 Bagley, 1563 Bagley, 1501 Bagley Street** will be assigned to the Parcel A (08000331-46), C (08000300-15), and D (08000246-99.) respectively as primary addresses.

**Prepared by:**

Maps and Records Bureau



**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](http://WWW.DETROITMI.GOV)**

---

City Engineering – DPW

Phone: 313-224-3970



Location Map  
N.T.S.



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS  
ENGINEERS

46777 WOODWARD AVENUE  
PONTIAC, MI 48342  
TEL. (248) 332-7931  
FAX. (248) 332-8257



**LEGAL DESCRIPTION - EXISTING**  
(PER WARRANTY DEED: L40315, P.31)

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

LOTS 43 THROUGH 61, BOTH INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALSO THAT PART OF VACATED 10TH STREET CONTAINED WITHIN THE BOUNDS OF SAID PROPERTY, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF LABROSSE STREET (50 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF 12TH STREET (120 FEET WIDE); THENCE NORTH 22 DEGREES 33 MINUTES 26 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 12TH STREET, A DISTANCE OF 383.06 FEET (RECORDED AS 384.42 FEET) TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE (60 FEET WIDE); THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE, A DISTANCE OF 706.41 FEET (RECORDED AS 706.41 FEET); THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST (RECORDED AS NORTH 60 DEGREES 01 MINUTES 30 SECONDS EAST) AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE, A DISTANCE OF 508.97 FEET (RECORDED AS 508.64 FEET) TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF TRUMBULL AVENUE (100 FEET WIDE); THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRUMBULL AVENUE, A DISTANCE OF 286.13 FEET (RECORDED AS 285.86 FEET) TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LABROSSE STREET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST (RECORDED AS SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LABROSSE STREET, A DISTANCE OF 1258.07 FEET (RECORDED AS 1258.41 FEET) TO THE POINT OF BEGINNING.

CONTAINING 388,807.3 SQUARE FEET OR 8.925 ACRES OF LAND.

ADDRESS: 1661 BAGLEY STREET, DETROIT, MI

TAX ID No.: 08000246-346

PROJECT  
Clement Kern Gardens

PROJECT LOCATION  
Part of P.C. No's  
22, 27, 248 & 727,  
City of Detroit,  
Wayne County, MI

SHEET  
Parcel Split -  
Existing Parcel

REVISIONS
08-14-2023 ORIGINAL PARCEL SPLIT
08-16-2023 ORIGINAL PARCEL LAYOUT
07-01-2024 REVISED PARCEL LAYOUT
07-08-2024 REVISED PARCEL LAYOUT
01-31-2025 REVISED PARCEL LAYOUT

DRAWN BY:  
K.N.

APPROVED BY:  
K.N.

EMAIL:  
knavaroli@nfe-engr.com

DATE ISSUED:  
08-14-2023

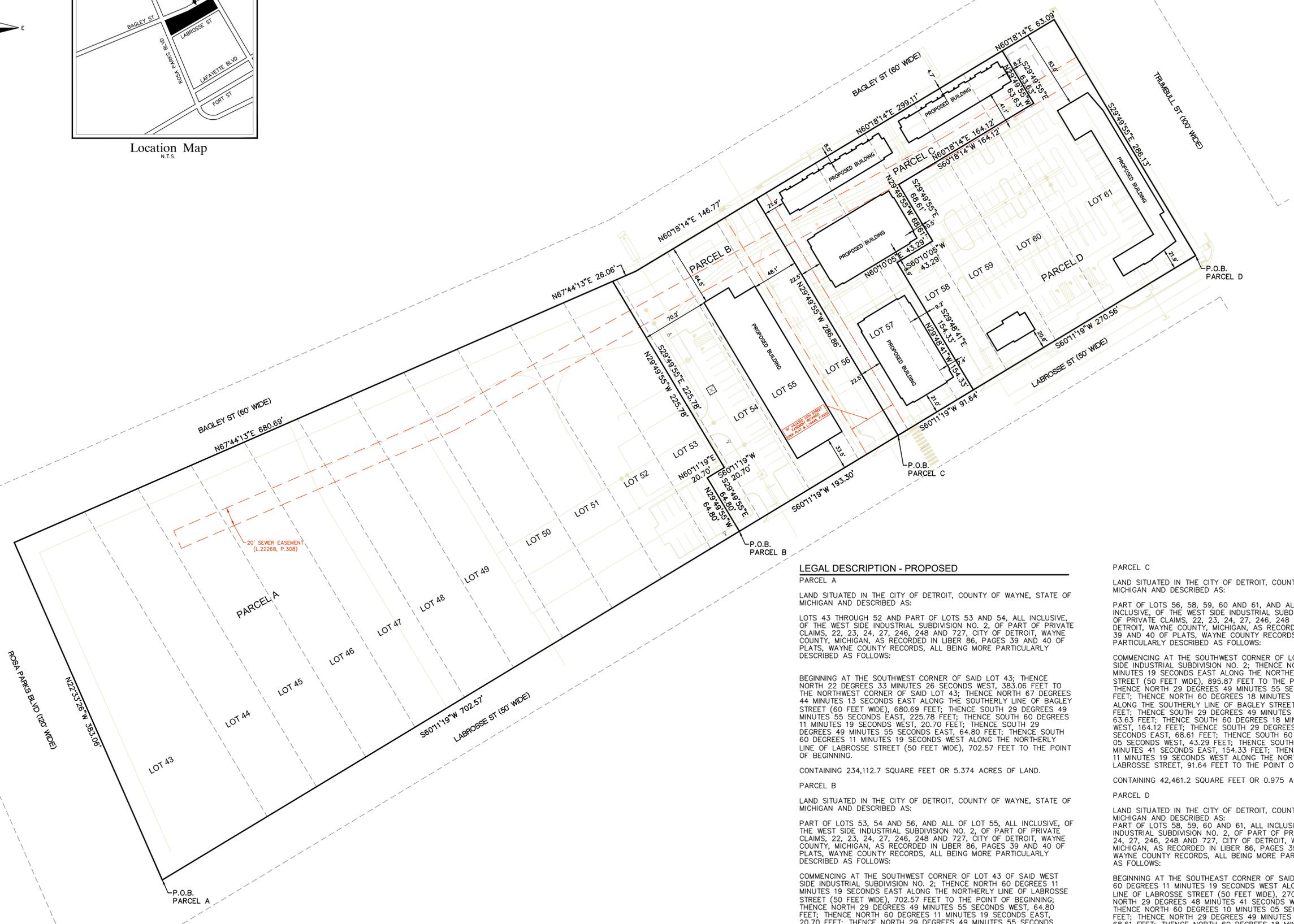
SCALE: 1" = 50'



NFE JOB NO. SHEET NO.  
N029 1 of 2



Location Map  
N.T.S.



**LEGAL DESCRIPTION - PROPOSED**

**PARCEL A**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

LOTS 43 THROUGH 52 AND PART OF LOTS 53 AND 54, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE NORTH 22 DEGREES 33 MINUTES 26 SECONDS WEST, 383.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 43; THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 680.69 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 225.78 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST, 20.70 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 64.80 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 702.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,112.7 SQUARE FEET OR 5.374 ACRES OF LAND.

**PARCEL B**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PART OF LOTS 53, 54 AND 56, AND ALL OF LOT 55, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 43 OF SAID WEST SIDE INDUSTRIAL SUBDIVISION NO. 2; THENCE NORTH 60 DEGREES 11 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 702.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 64.80 FEET; THENCE NORTH 60 DEGREES 11 MINUTES 19 SECONDS EAST, 20.70 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 225.78 FEET; THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 26.06 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST, 146.77 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 286.86 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LABROSSE STREET, 193.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,926.9 SQUARE FEET OR 1.169 ACRES OF LAND.

**PARCEL C**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PART OF LOTS 56, 58, 59, 60 AND 61, AND ALL OF LOT 57, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 43 OF SAID WEST SIDE INDUSTRIAL SUBDIVISION NO. 2; THENCE NORTH 60 DEGREES 11 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 895.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 266.86 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 299.11 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST 63.63 FEET; THENCE SOUTH 60 DEGREES 18 MINUTES 14 SECONDS WEST, 164.12 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 68.61 FEET; THENCE SOUTH 60 DEGREES 10 MINUTES 05 SECONDS WEST, 43.29 FEET; THENCE SOUTH 29 DEGREES 48 MINUTES 41 SECONDS EAST, 154.33 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LABROSSE STREET, 91.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,461.2 SQUARE FEET OR 0.975 ACRES OF LAND.

**PARCEL D**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

PART OF LOTS 58, 59, 60 AND 61, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 270.56 FEET; THENCE NORTH 29 DEGREES 48 MINUTES 41 SECONDS WEST, 154.33 FEET; THENCE NORTH 60 DEGREES 10 MINUTES 05 SECONDS EAST, 43.29 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST, 68.61 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST, 164.12 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 55 SECONDS WEST 63.63 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST 63.09 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST ALONG THE WESTERLY LINE OF TRUMBULL STREET (100 FEET WIDE), 286.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 61,306.5 SQUARE FEET OR 1.407 ACRES OF LAND.

PROJECT  
Clement Kern Gardens

PROJECT LOCATION  
Part of P.C. No's  
22, 27, 248 & 727,  
City of Detroit,  
Wayne County, MI

SHEET  
Parcel Split -  
Proposed Parcels

REVISIONS
08-14-2023 ORIGINAL PARCEL SPLIT
08-16-2023 ORIGINAL PARCEL LAYOUT
07-01-2024 REVISED PARCEL LAYOUT
07-08-2024 REVISED PARCEL LAYOUT
01-31-2025 REVISED PARCEL LAYOUT

DRAWN BY:  
K.N.

APPROVED BY:  
K.N.

EMAIL:  
knavaroli@nfe-engr.com

DATE ISSUED:  
08-16-2023

SCALE: 1" = 50'

