



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

07/15/2025

**HOUSE NUMBER CERTIFICATE**

**# 10716**

**Applicant:**

Tonja Stapleton - Parkstone Development Partners  
[tonja@parkstonedevelopment.com](mailto:tonja@parkstonedevelopment.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:

**6401 Van Dyke Avenue**

is hereby assigned for the property described as:

**Parcel # B**

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOTS 19 TO 21, THE VACATED ALLEY LYING BETWEEN SAID LOTS 19, 20 AND 21, AND PART OF DUNCAN AVENUE (50 FT. WD. R/W), AS NOW ESTABLISHED, AS PLATTED IN POTTER'S SUBDIVISION OF THE EAST PART OF PRIVATE CLAIM 390, NORTH OF GRATIOT AVENUE, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF PLATS, PAGE 92, WAYNE COUNTY RECORDS, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13 IN SAID POTTER'S SUBDIVISION; THENCE N62°43'36"E, 84.31 FEET ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID POTTER'S SUBDIVISION, AND THE SOUTH LINE OF WALBRIDGE ST (50 FT. WD. R/W) TO THE WEST LINE OF VAN DYKE AVENUE (VARIABLE WD. R/W); THENCE S26°52'04"E, 191.83 FEET ALONG THE WEST LINE OF SAID VAN DYKE AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING S26°52'04"E, 55.21 FEET; THENCE S66°51'36"W, 100.45; THENCE N27°35'15"W, 24.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21 AND THE NORTH LINE OF SAID DUNCAN AVENUE (PREVIOUSLY MILWAUKEE AVE) (50 WD.-PUBLIC R/W); THENCE S62°51'50"W, 6.40 FEET ALONG SAID SOUTH LINE; THENCE N26°57'23"W, 34.82 FEET;  
THENCE N63°09'45"E, 97.17 FEET;  
THENCE S27°02'13"E, 10.10 FEET;  
THENCE N62°51'26"E, 9.79 FEET TO THE WEST LINE OF SAID VAN DYKE AVENUE AND THE POINT OF BEGINNING, CONTAINING 0.448 ACRES.



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## 6435 Van Dyke Avenue

is hereby assigned for the property described as:

### Parcel # A

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOTS 14 TO 20, INCLUSIVE AND THE VACATED ALLEY LYING BETWEEN SAID LOTS AND LOT 13 AND 21 AS WELL AS LOT 13 AND PARTS OF LOT 21 AND 22, AND VACATED ALLEY LYING BETWEEN LOTS 13, 21 AND 22 AS PLATTED IN POTTER'S SUBDIVISION OF THE EAST PART OF PRIVATE CLAIM 390, NORTH OF GRATIOT AVENUE, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF PLATS, PAGE 92, WAYNE COUNTY RECORDS, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 IN SAID POTTER'S SUBDIVISION; THENCE N62°43'36"E, 84.31 FEET ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID POTTER'S SUBDIVISION, AND THE SOUTH LINE OF WALBRIDGE ST (50 FT. WD. R/W) TO THE WEST LINE OF VAN DYKE

AVENUE (VARIABLE WD. R/W); THENCE S26°52'04"E, 191.83 FEET ALONG THE WEST LINE OF SAID VAN DYKE AVENUE;

THENCE S62°51'26"W, 9.79 FEET;

THENCE N27°02'13"W, 10.10 FEET;

THENCE S63°09'45"W, 97.17 FEET;

THENCE N26°57'23"W, 180.96 FEET TO THE NORTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF SAID WALBRIDGE STREET;

THENCE N62°43'36"E, 22.97 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING, CONTAINING 0.448 ACRES.

### Summary:

The parcel ID # 17010006. Commonly known as 6401 Van Dyke Avenue, has been split into two parcels (A, B). The above address is recorded as the primary address of parcels A and B. Parcel B will retain the address 6401 Van Dyke Avenue as its primary address. The assessor's office will define the parcel IDs in the 2026 tax roll. Attached is an exhibit of parcels A and B. The following address will be retired:

6455 Van Dyke Avenue

Prepared by:

Maps and Records Bureau

City Engineering – DPW

Phone – 313-224-3970





**CERTIFIED SURVEY MAP**

Legal Description (Resultant Parcel A) (As Surveyed)

Land in the City of Detroit, Wayne County, Michigan, described as follows:

Part of Lots 14 to 20, inclusive and the vacated alley lying between said Lots and Lot 13 and 21 as well as Lot 13 and parts of Lot 21 and 22, and vacated alley lying between Lots 13, 21 and 22 as platted in POTTER'S SUBDIVISION of the East part of Private Claim 390, North of Gratiot Avenue, City of Detroit, Wayne County, Michigan, according to the plat thereof recorded in Liber 13 of Plats, Page 92, Wayne County Records, described as:  
 Beginning at the Northeast corner of Lot 13 in said Potter's Subdivision;  
 thence N62°43'36"E, 84.31 feet along the North line of Lots 13 and 14 in said Potter's Subdivision, and the South line of Walbridge St (50 Ft. Wd. R/W) to the West line of Van Dyke Avenue (variable Wd. R/W);  
 thence S26°52'04"E, 191.83 feet along the West line of said Van Dyke Avenue;  
 thence S62°51'26"W, 9.79 feet;  
 thence N27°02'13"W, 10.10 feet;  
 thence S63°09'45"W, 97.17 feet;  
 thence N26°57'23"W, 180.96 feet to the North line of said Lot 13 and the South line of said Walbridge Street;  
 thence N62°43'36"E, 22.97 feet along the North line of said Lot 13 to the Point of Beginning, containing 0.448 acres.

Subject to a sanitary sewer easement lying over the West 3 feet.

Also subject to a 3 dimensional variable width billboard easement lying over Land in the City of Detroit, Wayne County, Michigan, described as follows:  
 Parts of Lots 21 and 22, as platted in POTTER'S SUBDIVISION of the East part of Private Claim 390, North of Gratiot Avenue, City of Detroit, Wayne County, Michigan, according to the plat thereof recorded in Liber 13 of Plats, Page 92, Wayne County Records, lying above a horizontal plane having an elevation of 670.00 feet (NAVD88), described as:  
 Commencing at the Northeast corner of Lot 13 in said Potter's Subdivision;  
 thence N62°43'36"E, 84.31 feet along the North line of Lots 13 and 14 in said Potter's Subdivision, and the South line of Walbridge St (50 Ft. Wd. R/W) to the West line of Van Dyke Avenue (Variable Wd. R/W);  
 thence S26°52'04"E, 191.83 feet;  
 thence S62°51'26"W, 9.79 feet;  
 thence N27°02'13"W, 10.10 feet;  
 thence S63°09'45"W, 55.81 feet along said South line to the Point of Beginning;  
 thence S63°09'45"W, 41.04 feet;  
 thence N26°57'23"W, 19.61 feet;  
 thence N59°50'37"E, 21.81 feet;  
 thence N68°42'58"E, 21.24 feet;  
 thence S21°17'02"E, 18.90 feet to the Point of Beginning.

Also, subject to any other easements or restrictions of record.

**CERTIFIED SURVEY MAP**

Legal Description (Resultant Parcel B) (As Surveyed)

Land in the City of Detroit, Wayne County, Michigan, described as follows:

Part of Lots 19 to 21, the vacated alley lying between said Lots 19, 20 and 21, and part of Duncan Avenue (50 Ft. Wd. R/W), as now established, as platted in POTTER'S SUBDIVISION of the East part of Private Claim 390, North of Gratiot Avenue, City of Detroit, Wayne County, Michigan, according to the plat thereof recorded in Liber 13 of Plats, Page 92, Wayne County Records, described as:  
 Commencing at the Northeast corner of Lot 13 in said Potter's Subdivision;  
 thence N62°43'36"E, 84.31 feet along the North line of Lots 13 and 14 in said Potter's Subdivision, and the South line of Walbridge St (50 Ft. Wd. R/W) to the West line of Van Dyke Avenue (variable Wd. R/W);  
 thence S26°52'04"E, 191.83 feet along the West line of said Van Dyke Avenue to the Point of Beginning;  
 thence continuing S26°52'04"E, 55.21 feet;  
 thence S66°51'36"W, 100.45;  
 thence N27°35'15"W, 24.00 feet to a point on the South line of said Lot 21 and the North line of said Duncan Avenue (Previously Milwaukee Ave) (50 Wd.-Public R/W);  
 thence S62°51'50"W, 6.40 feet along said South line;  
 thence N26°57'23"W, 34.82 feet;  
 thence N63°09'45"E, 97.17 feet;  
 thence S27°02'13"E, 10.10 feet;  
 thence N62°51'26"E, 9.79 feet to the West line of said Van Dyke Avenue and the Point of Beginning, containing 0.448 acres.

Subject to a highway easement as described in Liber 50706, Page 174, Wayne County Records.

Also, subject to a sanitary sewer easement lying over the West 3 feet lying North of Duncan Ave (Previously Milwaukee Ave) (50 Wd.-Public R/W).

Also, benefiting from a three(3) dimensional billboard easement lying over Land in the City of Detroit, Wayne County, Michigan, described as follows:  
 Parts of Lots 21, 22 and the vacated alley lying East of Lot 21, as platted in POTTER'S SUBDIVISION of the East part of Private Claim 390, North of Gratiot Avenue, City of Detroit, Wayne County, Michigan, according to the plat thereof recorded in Liber 13 of Plats, Page 92, Wayne County Records, lying above a horizontal plane having an elevation of 670.00 feet (NAVD88), described as:  
 Commencing at the Northeast corner of Lot 13 in said Potter's Subdivision;  
 thence N62°43'36"E, 84.31 feet along the North line of Lots 13 and 14 in said Potter's Subdivision, and the South line of Walbridge St (50 Ft. Wd. R/W) to the West line of Van Dyke Avenue (variable Wd. R/W);  
 thence S26°52'04"E, 191.83 feet;  
 thence S62°51'26"W, 9.79 feet;  
 thence N27°02'13"W, 10.10 feet;  
 thence S63°09'45"W, 55.81 feet along said South line to the Point of Beginning;  
 thence S63°09'45"W, 41.04 feet;  
 thence N26°57'23"W, 19.61 feet;  
 thence N59°50'37"E, 21.81 feet;  
 thence N68°42'58"E, 21.24 feet;  
 thence S21°17'02"E, 18.90 feet to the Point of Beginning.

Also, subject to any other easements or restrictions of record.

 <p>INNOVATIVE GEOSPATIAL &amp; ENGINEERING SOLUTIONS</p> <p>298 VETERANS DRIVE          FOWLERVILLE,          MICHIGAN 48836          (OFFICE) 517-223-3512          monumentengineering.com</p> <p>SERVICE DISABLED VETERAN OWNED          SMALL BUSINESS (SDBV/SB)</p> <p>LAST REVISION:</p>	<p>CLIENT:  <b>PARKSTONE DEVELOP.</b></p> <p>POTTERS SUBDIVISION, WAYNE COUNTY</p> <p>(M) - Measured Dist. (R) - Recorded Dist.          ● MON - Found Concrete Monument          ● FIR/P - Found Iron Rod/Pipe          ○ SIR - Set Iron Rod          ▲ MAG - Set Magnetic Nail          P.O.B./E - Point of Beginning/Ending          - Soil Evaluation Dig          --- Fence □ Line Stake</p>
	<p>DATE: 04/02/2025 DR. BY: DAH CHK BY: MB</p> <p>SCALE: N/A SHEET: 5 of 6 FILE: 25-028_LD JOB No. 25-028</p>

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	<p>DATE: 04/02/2025 DR. BY: DAH CHK BY: MB</p> <p>SCALE: N/A SHEET: 6 of 6 FILE: 25-028_LD JOB No. 25-028</p>