

**City Engineering Department**  
September 15, 1986

Honorable City Council:

Re: Petition No. 441. New Center Development Partnership, Virginia Park Commons. Requesting revisions to public rights-of-way and dedications in the area bounded by Second, Woodward, Seward and Euclid.

The New Center Development Partnership as a continuation of efforts to preserve the New Center area known as "Virginia Park Commons" is requesting various revisions to public rights-of-way and dedications in the area bounded by Second, Woodward, Seward and Euclid Avenues.

The petitioner is requesting the acceptance of deeds for a new north-south alley outlet north of Virginia Park (west of Woodward), a new alley turn-around east of Second (between Virginia Park and Seward), and a new north-south loop street joining Virginia Park and Seward to be named "Virginia Park Court".

The closure of portion of Seward (west of Woodward; approved by your Honorable Body in the fall of 1984) will form a part of the proposed loop street. An agreement for the exchange of land to complete the loop street is being negotiated between the Burger King Corporation, New Center Development Partnership and the Community and Economic Development Department. Upon completion a properly executed deed will be submitted to the City. At that time a formal request for acceptance of the parcel now owned by Burger King will be submitted to your Honorable Body.

Also, it is requested formal action be taken to convert certain portions of public streets and alleys to pedestrian walkway and greenbelts, to close certain portions of public rights-of-way to through vehicular traffic, and to dedicate a portion of City-owned land as a new alley turn-around.

A resolution of intent to favorably consider the proposal for the area known as "Virginia Park Commons" was adopted by your Honorable Body on July 30, 1986 (J.C.C. pages 1559 to 1560).

The request was approved by the Community and Economic Development Department, the Historic District Commission, the Department of Transportation, the Recreation Department and other involved City departments (as stated in the preamble letter to the above referenced intent resolution). The request was referred to this department for investigation and report. Our report is as follows:

The deeds submitted by the petitioner have been approved as to form and

execution by the Law Department and as to legal description by the City Engineering Department.

The petitioner has agreed to extend appropriate maintenance provisions from documents recorded in the Wayne County Register of Deeds for the New Center Area to the proposed landscaped public and common parcels.

All involved City departments and privately owned utility companies have reported no objections to the proposed revisions to public rights-of-way or they have reached satisfactory agreement regarding access to their installations located therein.

An appropriate resolution converting certain portions of streets and alleys to pedestrian walkway and greenbelts, closing certain portions of public rights-of-way to through vehicular traffic, accepting the deeds and setting land aside for new public rights-of-way is attached for consideration by your Honorable Body.

Respectfully submitted,  
CLYDE R. HOPKINS,  
Director

By Council Member Cleveland:

Whereas, the New Center Development Partnership is undertaking with the cooperation of General Motors Corporation and the City of Detroit, the rehabilitation of lands and dwellings in the New Center area known as "Virginia Park Commons"; and

Whereas, in order to carry out the development plan for this project, it is necessary for the City of Detroit to revise public rights-of-way and accept land dedicated for new public rights-of-way as outlined in the City Council intent resolution of July 30, 1986 Journal of the City Council pages 1559 and 1560; therefore be it

Resolved, That the following described portion of public street shall be closed to vehicular traffic and converted into a landscaped pedestrian walkway with access for the public, access only for necessary utility service vehicles, and bordered on the west by bollard posts or other traffic diverters:

Part of Virginia Park Avenue as platted in "The Peerless Addition of the Easterly 820 feet, of North part of Quarter Section 56, Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan", as recorded in Liber 18, Page 38 of Plats, Wayne County Records. More particularly described as beginning at the intersection of the North line of Virginia Park Avenue, 100 feet wide, with the West line of Woodward Avenue, 100 feet wide, being also the Southeast corner of Lot 2, of the above mentioned "Peerless Addition"; thence along the West line of Woodward Ave-

nue, 100 feet wide, S. 26° 26' 25" E., 50.00 feet, to the centerline of Virginia Park Avenue; thence S. 26° 25' 41" E., 50.00 feet to the intersection of the West line of Woodward Avenue, with the South line of Virginia Park Avenue, being also the Northeast corner of Lot 91, of the above mentioned "Peerless Addition"; thence, along the South line of Virginia Park Avenue, S. 63° 50' 32" W., 97.72 feet; thence, 87.56 feet on the arc of a curve to the left, with a radius of 74.50 feet, a delta angle of 67° 19' 05", and a long chord which bears N. 61° 21' 38" W., 82.58 feet; thence N. 26° 26' 25" W., 32.52 feet, to the North line of Virginia Park Avenue; thence along said North line, N. 63° 50' 32" E., 145.00 feet to the point of beginning, containing 12,205 square feet, or 0.2802 acres more or less; and be it further

Resolved, That the entrance returns from Virginia Park Avenue shall be removed and no outlet provided for through vehicular traffic into the west side of Woodward Avenue. The entrance return from Second Avenue at the westerly end of the east-west public alley lying in the block between Seward Avenue and Virginia Park Avenue shall be removed and no outlet provided for through vehicular traffic. The entrance return from Second Avenue at the westerly end of the east-west public alley lying in the block between Euclid Avenue and Virginia Park Avenue shall be removed and no outlet provided for through vehicular traffic. Whenever discontinuance of use makes such removal necessary, all incidental removal costs, new sidewalks and curbing shall be at the expense of the petitioner under City inspection and permits; and be it further

Resolved, That the following described portions of public street and alleys shall be closed to vehicular traffic and be developed (at the petitioner's expense) as greenbelts according to plans approved by the Recreation Department with access only for necessary utility service vehicles (only the Seward Avenue greenbelt herein described below shall maintain access for both necessary utility service and emergency vehicles; bordered on the west by break-away bollard posts):

a) Part of Seward Avenue as platted in "Beck's Subdivision of part of Quarter Section No. 55 and 56, Ten Thousand Acre Tract", as recorded in Liber 4, Page 59 of Plats, Wayne County Records and as platted in the "Schmidt's Subdivision of part of Quarter Section 56, Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan" as recorded in Liber 19, Page 66 of Plats, Wayne County Records. More particularly described as beginning at the North-

east corner of Lot 16, of the above mentioned "Schmidt's Subdivision"; thence, along the South line of Seward Avenue, 80 feet wide, S. 63° 53' 54" W., 69.47 feet; thence N. 26° 06' 15" W., 21.50 feet, to the proposed back of curb line of Virginia Park Court; thence, along said curb line, 104.70 feet, on the arc of a curve to the left, with a radius of 81.50 feet, a delta angle of 73° 36' 29" and a long chord which bears N. 27° 05' 31" E., 97.65 feet, to the North line of Seward Avenue, 80 feet wide; thence, along said North line, N. 63° 53' 45" E., 10.82 feet, to the Southwest corner of Lot 4, of the above mentioned "Beck's Subdivision"; thence, S. 26° 26' 44" E., 10.00 feet; thence, 15.52 feet, on the arc of a curve to the right, with a radius of 30.00 feet, a delta angle of 29° 38' 28", and a long chord which bears S. 11° 36' 30" E., 15.35 feet; thence, S. 01° 14' 20" W., 20.25 feet; thence, 23.44 feet on the arc of a curve to the left, with a radius of 40.00 feet, a delta angle of 33° 34' 25" and a long chord which bears S. 09° 38' 25" E., 23.10 feet; thence, S. 26° 25' 44" E., 15.00 feet, to the point of beginning, containing 2,900 square feet, or 0.0666 acres more or less.

b) Part of the public alley (20 feet wide) the North 10 feet thereof, as platted in the "Duffield and Dunbar's Subdivision of Lot No. 1 of Quarter Section No. 45, Ten Thousand Acre Tract", Township of Greenfield, Wayne County, Michigan, as recorded in Liber 13, Page 51 of Plats, Wayne County Records, and the South 10 feet thereof, as platted in "The Peerless Addition, of the Easterly 820 feet, of North part of Quarter Section 56, Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan", as recorded in Liber 18, Page 38 of Plats, Wayne County Records. More particularly described as beginning at the Northwest corner of Lot 1, of the above mentioned "Peerless Addition"; thence along the West line of said Lot 1, S. 26° 26' 25" E., 9.41 feet (recorded as 10.00 feet); thence, along the South line of the east-west public alley, 20 feet wide, S. 63° 50' 32" W., 34.68 feet; thence, 36.33 feet on the arc of a curve to the left, with a radius of 40.50 feet, a delta angle of 51° 23' 38" and a long chord which bears N. 81° 26' 50" W., 35.12 feet, to the North line of the public alley, 20 feet wide; thence, along said North line, N. 63° 50' 32" E., 43.46 feet, to the Southeast corner of Lot 4 of the above mentioned "Duffield and Dunbar's Subdivision"; thence, S. 26° 26' 25" E., 10.00 feet; thence, N. 63° 50' 32" E., 20.00 feet, to the point of beginning, containing 680 square feet or 0.0156 acres more or less.

c) Part of the public alley, 20 feet

wide, as platted in "Beck's Subdivision of part of Quarter Section No. 55 and 56, Ten Thousand Acre Tract" as recorded in Liber 4, Page 59 of Plats, Wayne County Records, which is East of and adjoining Lot 1, of "Schmidt's Subdivision of part of Quarter Section 56, Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan", as recorded in Liber 19, Page 66 of Plats, Wayne County Records. More particularly described as beginning at a point on the East line of Lot 1, of the above mentioned "Schmidt's Subdivision", which is N. 26° 25' 44" W., 107.66 feet, from the Southeast corner of said Lot 1; thence, continuing along said East line of Lot 1, N. 26° 25' 44" W., 57.56 feet; thence, N. 71° 15' 59" W., 14.18 feet (recorded as 14.15 feet) to the North line of said Lot 1; thence, N. 63° 53' 45" E., 15.43 feet; thence, 15.02 feet, on the arc of a curve to the right, with a radius of 15.00 feet, a delta angle of 57° 22' 09" and a long chord which bears S. 87° 25' 10" E., 14.40 feet; to the West line of proposed Virginia Park Court; thence, along said West line, 46.61 feet, on the arc of a curve to the right, with a radius of 316.5 feet, a delta angle of 8° 26' 13" E., and a long chord which bears S. 8° 44' 41" E., 46.56 feet, to a point of tangency; thence, S. 12° 57' 47" E., 16.64 feet, to the point of beginning, containing 640 square feet or 0.0147 acres, more or less.

Be and the same are hereby closed to vehicular traffic and converted to public easements of the full areas herein above described, which easements shall be subject to the following covenants and agreements, uses, reservations and regulations which shall be observed by the petitioner-developer and its successors and assigns and any future parties and their respective heirs, legatees, administrators, executors, successors and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said areas of public walkway and greenbelts herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public street or alley in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said owners for their heirs and assigns further agree that no buildings or structures (except landscaping, pavement, walks, lighting, fencing, street furniture and other appurtenances as shown on approved develop-

ment plans by Johnson, Johnson and Roy, Inc.; dated August 15, 1986) shall be built or placed upon said easements, nor any change of surface grade made, without prior approval of the City Engineering Department,

Third, that if the owners shall request the removal and/or relocation of any existing poles or other utilities in said easements, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Provided Further, that if any utility located or to be located in said property shall break or be damaged as a result of any action on the part of the petitioner or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 2, mentioned above, then in such event the petitioner or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and be it further

Resolved, That the following portion of City-owned property (south of Euclid Avenue, east of Second Avenue) be set aside for public alley turn-around purposes, property described as: all that part of the South 57.50 feet of Lot 24 and all that part of the South 10.00 feet of Lot 26 as platted in the "Duffield and Dunbar's Subdivision of Lot No. 1 of Quarter Section No. 45, Ten Thousand Acre Tract", Greenfield Township, City of Detroit, Wayne County, Michigan as recorded in Liber 13, Page 51 of Plats, Wayne County Records;

Provided, said public right-of-way shall be paved and landscaped at the expense of the petitioner under City inspection and permits as shown on the approved development plans by Johnson, Johnson and Roy, Inc. (dated August 15, 1986; sheet numbers D-4, L-4, G-4 and M-4); and be it further

Resolved, That the quit claim deeds of the New Center Development Partnership deeding lands to the City of Detroit for public street and alley purposes being described as:

Parcel One:

Description for a proposed alley located on the Northerly side of Virginia Park Avenue between Woodward Avenue and Second Avenue:

Part of Lot 3 of "The Peerless Addition of the Easterly 820 feet of North part of Quarter Section 56, Ten Thousand Acre Tract", City of Detroit, Wayne County, Michigan as recorded in Liber 18, Page 38, Plats, Wayne County Records, being more particularly described as follows: Beginning at a point on the Southerly line of Lot 3 of said "Peerless Addition" (Liber 18, Page 38, Plats, Wayne County



September 24

Records), said point being distant S. 63° 50' 32" W., 229.50 feet as measured along the Northerly line of Virginia Park Avenue (100 feet wide) from the point of intersection of the Westerly line of Woodward Avenue (100 feet wide) with the Northerly line of said Virginia Park Avenue; proceeding thence from said point of beginning S. 63° 50' 32" W. along the Northerly line of said Virginia Park Avenue, said line being also part of the Southerly line of said Lot 3, a distance of 25.00 feet to a point; thence N. 26° 26' 25" W. into the interior of said Lot 3 along a line 15.50 feet Easterly of, as measured at right angles to and parallel with the Westerly line of said Lot 3, a distance of 147.50 feet to a point; thence N. 71° 17' 57" W., a distance of 21.97 feet to the Northwesterly corner of said Lot 3; thence N. 63° 50' 32" E. along the Southerly line of a public alley (20 feet wide), said line being also part of the Northerly line of said Lot 3, a distance of 35.31 feet to a point; thence along the arc of a curve, not tangent to the foregoing line, concave to the Southwest, radius 40.50 feet, an arc distance of 20.72 feet (chord bears S. 41° 05' 43" E., 20.49 feet) to a point of tangency; thence S. 26° 26' 25" E. along a line tangent to the foregoing curve, said line being 40.50 feet Easterly of, as measured at right angles to and parallel with, the Westerly line of said Lot 3, a distance of 143.20 feet to the point of beginning. Containing 4,162 square feet or 0.0955 acres, more or less, of land in area.

**Parcel Two:**

Description for part of the proposed Virginia Park Court right-of-way located on the Southerly side of Virginia Park Avenue between Woodward Avenue and Second Avenue:

Part of Lots 91 and 92 of "The Peerless Addition of the Easterly 820 feet of North part of Quarter Section 56, Ten Thousand Acre Tract" as recorded in Liber 18, Page 38, Plats, Wayne County Records and part of the Northerly 34.31 feet of Lot 7, Block 1 of "Beck's Subdivision of part of Quarter Section No. 55 and 56, Ten Thousand Acre Tract" as recorded in Liber 4, Page 59, Plats, Wayne County Records, all being located in the City of Detroit, Wayne County, Michigan and being more particularly described as follows: Beginning at a point on the Northerly line of Lot 91 of said "Peerless Addition" (Liber 18, Page 38, Plats, Wayne County Records), said point being distant S. 63° 50' 32" W. 97.71 feet as measured along the Southerly line of Virginia Park Avenue (100 feet wide) from the point of intersection of the Westerly line of Woodward Avenue (100 feet wide) with the Southerly line of said Virginia Park Avenue; proceeding

thence from said point of beginning S. 26° 25' 44" E. into the interior of said Lot 91 a distance of 56.19 feet to a point of curve; thence along the arc of a curve concave to the West, radius 247.50 feet, an arc distance of 96.88 feet (chord bears S. 15° 12' 56" E. 96.26 feet) to a point in the interior of Lot 92 of said "Peerless Addition"; thence S. 04° 00' 07" E. along a line tangent to the foregoing curve, a distance of 58.92 feet to a point in the interior of Lot 7, Block 1, of said "Beck's Subdivision" (Liber 4, Page 59, Plats, Wayne County Records); thence along the arc of a curve, tangent to the foregoing line, concave to the East, radius 276.50 feet, an arc distance of 4.85 feet (chord bears S. 04° 30' 17" E., 4.85 feet) to a point on the Southerly line of the Northerly 34.31 feet of said Lot 7, Block 1; thence S. 63° 53' 46" W. along part of the Southerly line of said Northerly 34.31 feet of Lot 7, Block 1, a distance of 34.28 feet to a point on the Westerly line of said Lot 7, Block 1; thence N. 26° 25' 44" W. along the Easterly line of a north-south public alley (20 feet wide), said line being also the Westerly line of the Northerly 34.31 feet to said Lot 7, Block 1, a distance of 34.31 feet to the Northwesterly corner of said Lot; thence N. 63° 53' 46" E. along part of the Northerly line of said Lot 7, Block 1, said line being also part of the Northerly line of said "Beck's Subdivision", a distance of 25.00 feet to a point; thence N. 26° 25' 44" W. along the Easterly line of the Westerly 50.00 feet of Lot 92 of said "Peerless Addition", a distance of 61.54 feet to a point; thence along the arc of a curve, not tangent to the foregoing line, concave to the West, radius 203.50 feet, an arc distance of 58.28 feet (chord bears N. 18° 13' 28" W., 58.08 feet) to a point in the interior of Lot 91 of said "Peerless Addition"; thence N. 26° 25' 44" W. along a line tangent to the foregoing curve, a distance of 56.40 feet to point on the Northerly line of said Lot 91; thence N. 63° 50' 32" E. along the Southerly line of said Virginia Park Avenue, said line being also part of the Northerly line of said Lot 91, a distance of 44.00 feet to the point of beginning. Containing 8,635 square feet or 0.1982 acres, more or less, of land in area.

**Parcel Three:**

Description of part of the proposed Virginia Park Court right-of-way located in the block bounded by Seward Avenue on the South, Virginia Park Avenue on the North, Woodward Avenue on the East and Second Avenue on the West:

Part of Lot 92 of "The Peerless Addition of the Easterly 820 feet of North part of Quarter Section 56, Ten Thousand Acre Tract", City of Detroit, Wayne County,

Michigan as recorded in Liber 18, Page 38, Plats, Wayne County Records, being more particularly described as follows: Commencing at the intersection of the Southerly line of Virginia Park Avenue (100 feet wide) with the Westerly line of Woodward Avenue (100 feet wide), said point being also the Northeasterly corner of Lot 91 of said "Peerless Addition" (Liber 18, Page 38, Plats, Wayne County Records) and running thence S. 26° 25' 44" E. along the Westerly line of said Woodward Avenue, said line being also the Easterly line of Lots 91 and 92 of said Subdivision, a measured distance of 175.61 feet (recorded 175.10 feet) to the Southeasterly corner of said Lot 92; thence S. 63° 53' 46" W. along the Southerly line of said Lot 92, said line being also part of the Southerly line of said Subdivision, a distance of 150.00 feet to the point of beginning of the parcel of land herein being described; proceeding thence from said point of beginning S. 63° 53' 46" W. along part of the Southerly line of said Lot 92, a distance of 50.00 feet to the Southwesterly corner of said Lot; thence N. 26° 25' 44" W. along part of the Westerly line of said Lot 92, a measured distance of 11.41 feet (recorded 11.92) to a point; thence N. 63° 50' 59" E. along the Easterly extension of the Northerly line of an east-west public alley (width varies) into the interior of said Lot 92, a distance of 30.58 feet to a point; thence N. 04° 00' 07" W., a distance of 32.29 feet to a point of curve; thence along the arc of a curve concave to the West, radius 203.50 feet, an arc distance of 21.37 feet (chord bears No. 07° 00' 39" W., 21.36 feet) to the point of intersection of said curve with the Easterly line of the Westerly 50.00 feet of said Lot 92; thence S. 26° 25' 44" E. along part of the Easterly line of the Westerly 50.00 feet of said Lot 92, a distance of 61.54 feet to the point of beginning. Containing 1,036 square feet or 0.0238 acres, more or less, of land in area.

**PARCEL FOUR:**

To be an exchange of property between the Burger King Corporation, New Center Development Partnership and the City of Detroit to enable the City to construct the new loop street as well as replace property lost by Burger King to the roadway for them to remain in business. This parcel is exempt from the public right-of-way dedications pending acquisition of necessary Burger King property.

Description of property located between Seward Avenue and Virginia Park Avenue, West of Woodward Avenue:

Part of the Northerly 34.31 feet of Lot 7, Block 1, of "Beck's Subdivision of

part of Quarter Section No. 55 and 56, Ten Thousand Acre Tract", City of Detroit, Wayne County, Michigan as recorded in Liber 4, Page 59, Plats, Wayne County Records, being more particularly described as follows: Commencing at the intersection of the Northerly line of Seward Avenue (80 feet wide) with the Westerly line of Woodward Avenue (100 feet wide), said point being also the Southeasterly corner of Lot 4, Block 1, of said "Beck's Subdivision" (Liber 4, Page 59, Plats, Wayne County Records) and running thence N. 26° 25' 44" W. along the Westerly line of said Woodward Avenue, a measured distance of 151.44 feet (described 150.91 feet) to a point; thence S. 63° 53' 46" W. along the Southerly line of the Northerly 34.31 feet of Lot 7, Block 1, of said Subdivision, a distance of 10.00 feet to the point of beginning of the parcel of land herein being described; proceeding thence from said point of beginning S. 63° 53' 46" W. continuing along said Southerly line of the Northerly 34.31 feet of Lot 7, Block 1, a distance of 130.72 feet to the point of intersection of said line with the Easterly line of the proposed Virginia Park Court right-of-way (width varies); thence along the arc of a curve concave to the East, radius 276.50 feet, an arc distance of 4.85 feet (chord bears N. 04° 30' 17" W., 4.85 feet) to a point; thence continuing along said Easterly proposed right-of-way line N. 04° 00' 07" W. along a line tangent to the foregoing curve, a distance of 32.16 feet to the point of intersection of said proposed right-of-way line with the Northerly line of said Lot 7, Block 1; thence N. 63° 53' 46" E. along part of the Northerly line of said Lot 7, Block 1, said line being also the Northerly line of said "Beck's Subdivision", a distance of 116.64 feet to a point; thence S. 26° 25' 44" E. along a line 10.00 feet Westerly of, measured at right angles to and parallel with, the Westerly line of said Woodward Avenue, a distance of 34.31 feet to the point of beginning. Containing 4,244 square feet or 0.0974 acres, more or less, of land in area.

**PARCEL FIVE:**

Description of part of the proposed Virginia Park Court right-of-way located on the Northerly side of Seward Avenue between Woodward Avenue and Second Avenue:

Part of Lots 1 and 2 of "Schmidt's Subdivision of part of Quarter Section 56, Ten Thousand Acre Tract" City of Detroit, Wayne County, Michigan as recorded in Liber 19, Page 66, Plats, Wayne County Records and being more particularly described as follows: Beginning at the Southeasterly corner of Lot

1 of said "Schmidt's Subdivision" (Liber 19, Page 66, Plats, Wayne County Records), said point being also the point of intersection of the Westerly line of a public alley (20 feet wide) with the Northerly line of Seward Avenue (80 feet wide); proceeding thence from said point of beginning S. 63° 53' 46" W. along the Northerly line of said Seward Avenue, said line being also the Southerly line of said Lot 1 and part of the Southerly line of Lot 2 of said Subdivision, a distance of 59.62 feet to a point; thence N. 26° 25' 44" W. into the interior of said Lot 2, a distance of 18.00 feet to a point; thence N. 63° 53' 46" E. along a line 18.00 feet Northerly of, as measured at right angles to and parallel with the Northerly line of said Seward Avenue, a distance of 38.18 feet to a point in the interior of Lot 1 of said Subdivision; thence N. 12° 57' 48" W., a distance of 92.07 feet to a point on the Easterly line of said Lot 1; thence S. 26° 25' 44" E. along the Westerly line of said public alley, said line being also part of the Easterly line of said Lot 1, a distance of 107.66 feet to the point of beginning. Containing 2,034 square feet or 0.0467 acres, more or less, of land in area.

**PARCEL SIX:**

Description for a proposed turn-around located on the Southerly side of the east-west public alley lying between Seward Avenue and Virginia Park Avenue, East of Second Avenue:

Part of Lots 6 and 7, Block 2, of "Beck's Subdivision of part of Quarter Section No. 55 and 56, Ten Thousand Acre Tract", City of Detroit, Wayne County, Michigan as recorded in Liber 4, Page 59, Plats, Wayne County Records and being more particularly described as follows: Commencing at the intersection of the Northerly line of Seward Avenue (80 feet wide) with the Easterly line of Second Avenue (80 feet wide), as opened through said "Beck's Subdivision" (Liber 4, Page 59, Plats, Wayne County Records) and running thence N. 26° 25' 44" W. along the Easterly line of said Second Avenue, a distance of 175.22 feet to the point of intersection of said street line with the Southerly line of an east-west public alley (width varies); thence N. 63° 53' 46" E. along the Southerly line of said east-west public alley, said line being also part of the Northerly line of Lots 8 and 7, Block 2, of said Subdivision, a distance of 82.30 feet to the point of beginning of the parcel of land herein being described: proceeding thence from said point of beginning N. 63° 53' 46" E. along the Southerly line of said alley, said line being also part of the Northerly line of Lot 7, Block 2 and the

Northerly line of the Westerly 46.30 feet of Lot 6, Block 2, of said Subdivision, a distance of 54.00 feet to a point; thence S. 26° 25' 44" E. along part of the Easterly line of the Westerly 46.30 feet of said Lot 6, Block 2, a distance of 37.00 feet to a point; thence S. 63° 53' 46" W. into the interior of said Lot 6, Block 2, a distance of 36.00 feet to a point; thence N. 26° 25' 44" W., a distance of 18.90 feet to a point; thence N. 71° 06' 14" W., a distance of 25.60 feet to the point of beginning. Containing 1,495 square feet or 0.0343 acres, more or less, of land in area.

Be and the same are hereby accepted as public rights-of-way (excepting therefrom parcel four) and the Law Department is hereby directed to record said deeds in the office of the Register of Deeds for Wayne County; and be it further

RESOLVED, That the Burger King Corporation, New Center Development Partnership and the City of Detroit shall continue to negotiate for the exchange of property herein above described as "PARCEL FOUR" and property (now owned by Burger King) to be deeded as part of the proposed "Virginia Park Court" right-of-way, described as: Land in the City of Detroit, Wayne County, Michigan being part of Lots 4, 5, 6 and part of the South 12.00 feet of Lot 7, Block 1, of "Beck's Subdivision of part of Quarter Section No. 55 and 56, Ten Thousand Acre Tract", as recorded in Liber 4, Page 59, Plats, Wayne County Records. More particularly described as being all that part of Lots 4, 5, 6 and the South 12.00 feet of Lot 7, Block 1, of the above mentioned "Beck's Subdivision", which is West of a line described as, beginning at a point on the South line of Lot 4, Block 1 of said "Beck's Subdivision", which is N. 63° 53' 45" E., 18.00 feet, from the Southwest corner of said Lot 4; thence N. 26° 25' 44" W., 94.80 feet; thence, N. 12° 57' 47" W., 20.51 feet; thence, 43.24 feet, on the arc of a curve to the right with a radius of 276.50 feet, a delta angle of 8° 57' 40" and a long chord which bears N. 8° 28' 57" W., 43.20 feet; thence, N. 04° 00' 07" E., 32.16 feet, to a point on the North line of Lot 7, Block 1, of said "Beck's Subdivision", which is S. 63° 53' 46" W., 126.64 feet, from the intersection of the North line of said Lot 7, with the West line of Woodward Avenue, 100 feet wide; and be it further

RESOLVED, That all of the herein above described landscaped properties in the area known as "Virginia Park Commons" shall be subject to the existing maintenance agreements applicable to public and common areas in the New Center Area to the extent said

September 24

maintenance is not provided by the City of Detroit and/or other governmental authority. Said maintenance agreement was recorded on February 23, 1981 in the office of the Wayne County Register of Deeds, (G-566893) Liber 21080, Page 610, Deeds, Wayne County Records.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Ravitz, and President Henderson — 6.

Nays — None.

\*RECONSIDERATION (No. 7), per Motions before Adjournment.

### Community & Economic Development Department

September 17, 1986

Honorable City Council:

Re: Chrysler Corporation, 3675 E. Outer Drive.

This automotive manufacturer has petitioned the City of Detroit for a consent resolution to transfer employment from Detroit to Auburn Hills under Public Act 198. Based on responses to our criteria for employment transfer, I would recommend approval of their request based on the following:

1. The company considered two Detroit sites that were not suitable for their needs.

2. Only a portion of their Detroit workforce will be transferred to the new site.

3. The company will investigate alternate travel arrangements for those employees that do not drive, i.e., van pooling.

4. Those employees declining to relocate will be covered by the contractual provisions of the Company/Union Agreement regarding relocation.

Respectfully submitted,  
EMMETT S. MOTEN, JR.

Director

### Law Department

September 17, 1986

Honorable City Council:

Re: Chrysler Corporation, (Petition No. 695), Approving request to establish an Industrial Facilities Exemption Certificate.

Submitted herewith is a draft resolution granting the Petitioner's request for consent to the granting of an Industrial Facilities Exemption Certificate by the City of Auburn Hills.

Respectfully submitted,  
PETER W. MACUGA II  
Supv. Asst. Corp. Counsel

By Council Member Cleveland:

Whereas, The Michigan Plant Rehabilitation and Industrial Development Act (Act No. 198, P.A. 1974), as amended, provides for the establishment of industrial development districts and the exemption from certain taxes for facilities

located within the district for the purpose of assisting industrial enterprises in locating, constructing, and expanding facilities in Michigan; and

Whereas, Chrysler Corporation (Petition No. 695) has requested the City of Auburn Hills, Michigan, to approve its application for a tax abatement, in accordance with the provisions of Act No. 198, MCLA 207.559(2)(f); and

Whereas, Pursuant to Act No. 198, P.A. 1974, no legislative body may grant an "Industrial Facilities Exemption Certificate" if the completion of the facility will have the effect of transferring employment from another unit of government, unless the legislative body of the local unit from which employment is to be transferred grants its consent; and

Whereas, The Petitioner, Chrysler Corporation (Outer Drive Manufacturing Technical Center, 3675 East Outer Drive, Detroit), requested this Council's consent to the granting of an "Industrial Facilities Exemption Certificate" by the City of Auburn Hills to that company, pursuant to Act No. 198, P.A. 1974; and

Whereas, Petitioner's operation requires a physical site of a size that cannot be found within the Detroit city limits, i.e., 450-500 acres, despite Petitioner's best efforts, with the assistance of the Detroit Community and Economic Development Department, to locate and acquire such a site; but that is available in the City of Auburn Hills; and

Whereas, Petitioner's facilities at 3675 East Outer Drive will continue to be used by it for some operations, and some employees will be retained in this location; and

Whereas, all employees whose positions will be transferred to the Auburn Hills location will be offered employment at the new facility; and

Whereas, Petitioner will assist in providing transportation to Auburn Hills for those relocated employees who are unable to drive there;

Now Therefore Be It

Resolved, That the Detroit City Council hereby grants its consent to the granting of an "Industrial Facilities Exemption Certificate" by the City of Auburn Hills to Petitioner for the reasons stated above.

Approved:

DONALD PAILEN  
Corporation Counsel

By: ABIGAIL ELIAS  
Deputy Corporation Counsel

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood and President Henderson — 5.

Nays — Council Member Ravitz — 1.

\*RECONSIDERATION (No. 8), per Motions before Adjournment.