

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, March 20, 2009

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

CITY PLANNING COMMISSION DPW - CITY ENGINEERING DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT

3252 *Giffels-Webster Engineers, request to dedicate right of way for three streets, Peterboro, Charlotte and Fifth; lying between Forth, Lodge Freeway Service Drive, Martin Luther King Jr. Blvd. and Temple.*

CED
TEB
NOEL

*29 * * C + D*

RECEIVED
MAR 24 2009

31 32

GWE
Giffels-Webster
ENGINEERS

3252

March 5, 2009

City Clerk's Office
200 Coleman A. Young Municipal Center
Two Woodward Avenue
Detroit, MI 48226

RE: Cornerstone Estates
Proposed Right of Way Dedictaions
GWE No. 17517.00D

Honorable City Council Members:

Giffels-Webster Engineers, Inc. is requesting a petition to dedicate right of way for three streets lying between Fourth Street (east), Lodge Freeway Service drive (west), Martin Luther King Jr. Boulevard (north), and Temple Street (south). The dedications we are requesting are for the proposed streets of Peterboro Street (sixty foot width), Charlotte Street (sixty foot width), and Fifth Street (variable width). We have provided sketches showing the locations for all proposed streets.

Please review this matter and notify us once the City Council has made a decision. If you have any questions, or require additional information, feel free to contact me at (586) 781.8950. Thank you in advance for you assistance in this matter.

Respectfully,

Giffels-Webster Engineers, Inc.



Mike Kozak, P.E.
Project Manager

Attachment - Exhibit A

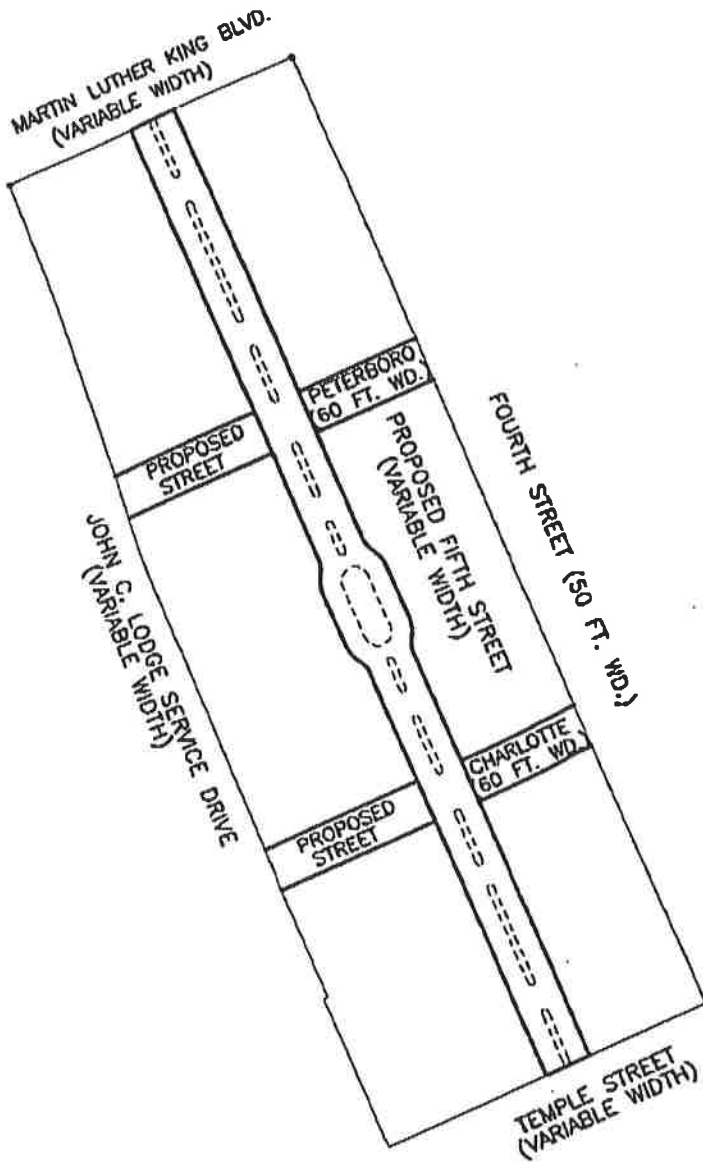
cc: John Frasco, Scripps Park Associates
Gang Song, DWSD

2871 Bond Street
Rochester Hills, MI 48309-3515
(248) 852-3100 Fax:(248) 852-6372

407 E. Fort Street, Suite 600
Detroit, MI 48226-2940
(313) 962-4442 Fax(313) 962-5068

67100 Van Dyke
Washington Twp, MI 48095
(586) 336-9810 Fax(586) 336-9812

2009 MAR 10 P 2:42
CITY CLERK



SCALE: 1"=200'



LEGEND

P.O.B. POINT OF BEGINNING

**OVERALL STREET PLAN
FOR CORNERSTONE ESTATES
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN**

Giffels-Webster Engineers Inc. ENGINEERS-SURVEYORS-PLANNERS 6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094 (586) 781-8950	DATE: 01/21/09	CK'D. BY: TC	DATE: 01/09	SCALE: 1"-200'
	DRAWN: JC			SHEET: 1 OF 2
	DESIGN:			GWE 17517.000

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

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DEPARTMENTAL REFERENCE COMMUNICATION

Friday, March 20, 2009

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CITY PLANNING COMMISSION DPW - CITY ENGINEERING DIVISION
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March 5, 2009

City Clerk's Office
200 Coleman A. Young Municipal Center
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Detroit, MI 48226

RE: Cornerstone Estates
Proposed Right of Way Dedictaions
GWE No. 17517.00D

Honorable City Council Members:

Giffels-Webster Engineers, Inc. is requesting a petition to dedicate right of way for three streets lying between Fourth Street (east), Lodge Freeway Service drive (west), Martin Luther King Jr. Boulevard (north), and Temple Street (south). The dedications we are requesting are for the proposed streets of Peterboro Street (sixty foot width), Charlotte Street (sixty foot width), and Fifth Street (variable width). We have provided sketches showing the locations for all proposed streets.

Please review this matter and notify us once the City Council has made a decision. If you have any questions, or require additional information, feel free to contact me at (586) 781.8950. Thank you in advance for you assistance in this matter.

Respectfully,

Giffels-Webster Engineers, Inc.



Mike Kozak, P.E.
Project Manager

Attachment - Exhibit A

cc: John Frasco, Scripps Park Associates
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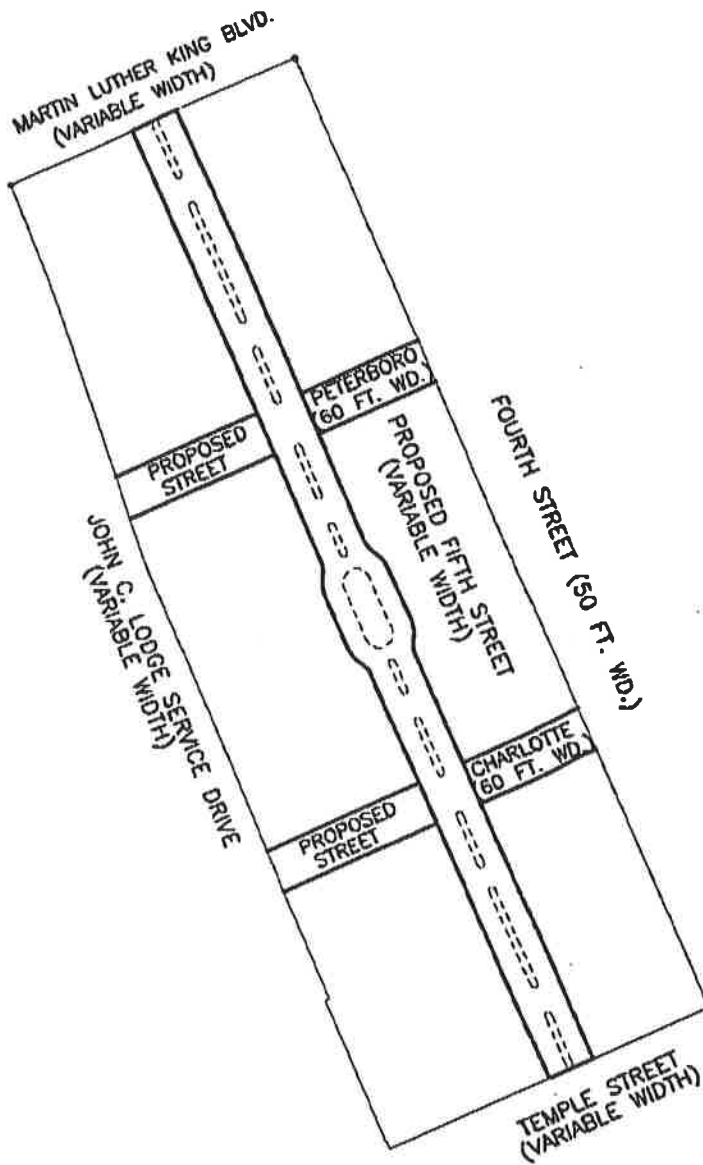
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2009 MAR 10 P 2:42
CITY CLERK





SCALE: 1"=200'



LEGEND

P.O.B. POINT OF BEGINNING

OVERALL STREET PLAN FOR CORNERSTONE ESTATES

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Giffels-Webster Engineers Inc.

ENGINEERS-SURVEYORS-PLANNERS
6303 28 MILE RD. SUITE 100, WASHINGTON MI 48094
(586) 781-8950

DATE: 01/21/09	CK'D. BY: TC	DATE: 01/09	SCALE: 1"-200'
DRAWN: JC			SHEET: 1 OF 2
DESIGN:			GWE 17517.00D

February 11, 2010

Honorable City Council:

Petition No. 3252 – Giffels – Webster Engineers, request to dedicate land for right-of-way for three streets, Peterboro, Charlotte and Cornerstone Blvd., lying between Fourth, Lodge Freeway Service drive, Martin Luther King Jr. Blvd. and Temple.

Petition No. 3252 of “Giffels – Webster Engineers” on behalf of the Detroit Housing Commission, request the City Council to accept and/or approve the dedication of private land for new public streets and the naming of a new street with in the area of Martin Luther King Boulevard, variable width, Temple Street, variable width, John C. Lodge Service Drive, and Fourth Street, 50 feet wide, known as the Cornerstone Estate.

The City Engineering Division – DPW/Street Design Bureau and the Traffic Engineering Division of DPW approved the request. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

City Council is requested to accept the deed of new public streets for public purposes; provided said property complies with the requirements of Detroit codes and ordinance No. 29-94; Detroit Code Sections 2-1-11 through 2-1-15 also known as the “Environmental Review Guidelines”, and that the fee owner submit a properly executed “covenant” deed; proof of lien-free ownership; proof of paid Wayne County Taxes and proof of paid Detroit property taxes. The new public streets must be constructed to City Engineering Division – DPW specifications.

All other city departments and privately owned utility companies have no objections to the requested new public rights-of-way.

I am recommending adoption of the attached resolution.

Respectfully submitted,


Manilal Patel, Interim City Engineer
City Engineering Department – DPW

NRP/

Cc: Alfred Jordan, Director – DPW
Mayor’s Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, That your Honorable Body authorized the acceptance of the following described properties owned by, Detroit Housing Commission subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company, if necessary, for Public Street purposes:

1. New Roadway Dedication; (to be named) Cornerstone Boulevard, variable width, being described as; A part of Private claim 23 in the City of Detroit, Wayne County, Michigan lying between Martin Luther King Jr. Boulevard, 116 feet wide, and Temple Avenue, variable width, being part of Lot 2 and Lots 4 through 8 of block 24 and part of Lots 2 through 8 of Block 25 and part of Lots 2 through 8 of Block 28 and all of Lot 3 and part of Lots 2 and 4 of block 29 of "Plat of Crane and Wesson's Section of the Forsyth Farm on the North side of Grand River Street" as recorded in Liber 44, Page 95 of Deeds, Wayne County Records; Also including all of lot 4, 5, 24, and 25 and part of Lots 3,6,23, 26 of "Charles W. Nobles Subdivision of Part of Forsyth Farm lying between Lots 1 and 2 of the Connor Estate" as recorded in Liber 1, Page 272 of Plats, Wayne County Records; and part of Lots 44 through 46 of "E. Connor's Subdivision of Part of Forsyth Farm between Pitcher and Marcy Streets" as recorded in Liber 4, Page 51 of Plats, Wayne County Records; Also including an area lying between the Southerly line of "Charles W. Noble Subdivision and the Easterly line of E. Connor's Subdivision and the Northerly line of Crane and Wesson's Section of the Forsyth Farm and the Westerly line of Jones Farm Subdivision; Also that part of vacated Noble Street, 40 feet wide, vacated Marcy Street, 40 feet wide, vacated Charlotte Avenue, 40 feet wide, vacated Vine Street, 40 feet wide, vacated alleys lying within the bounds of this parcel; more particularity described as;

Commencing at the point being the intersection of the Northerly right of way line of Temple Street, variable width, and the Easterly right-of-way line of John C. Lodge service drive, variable width; Thence continuing along said Northerly line North $66^{\circ}05'29''$ East, 237.04 to the point of beginning also being a point of intersection of the Northerly right-of-way line of Temple Street, variable width, and the westerly right-of-way line of proposed Cornerstone Boulevard, variable width; Thence along said westerly line the following seven (7) courses, (1) North $23^{\circ}56'15''$ West, 597.13 feet and (2) along a curve to the left 21.54 feet said curve having a radius of 36.00 feet, central angle $34^{\circ}16'29''$ and a chord bearing of North $41^{\circ}04'30''$ West, 21.22 feet and (3) along a curve to the right 28.41 feet said curve having a radius of 47.50 feet, central angle $34^{\circ}16'29''$ and a chord bearing of North $41^{\circ}04'30''$ West, 27.99 feet and (4) North $23^{\circ}56'15''$ West, 75.06 feet and (5) along a curve to the right 28.36 feet said curve having a radius of 47.50 feet, central angle of $34^{\circ}12'25''$ and a chord bearing of North $06^{\circ}45'59''$ West, 27.94 feet and (6) along a curve to the left 21.54 feet said curve having a radius of 36.00 feet, central angle $34^{\circ}16'30''$ and chord bearing of North $06^{\circ}48'02''$ West, 21.22 feet and (7) North $23^{\circ}56'15''$ West, 631.80 feet to a point of intersection of the Westerly right-of-way

line of proposed Cornerstone Boulevard, variable width, and the Southerly right-of-way line of Martin Luther King Boulevard, variable width; Thence along said Southerly line North $66^{\circ}12'57''$ East, 66.00 feet to a Point Being the Intersection of the Southerly right-of-way-of Martin Luther King Boulevard, variable width, and the Easterly right-of-way of proposed Cornerstone Boulevard, variable width,; Thence along said Easterly line following seven (7) courses, (1) South $23^{\circ}56'15''$ East, 631.62 feet, and (2) along a curve to the left 21.53 feet said curve having a radius of 36.00 feet, central angle $34^{\circ}16'16''$ and a chord bearing of South $41^{\circ}04'36''$ East, 21.21 feet, and (3) along a curve to the right 28.41 feet said curve having a radius of 47.50 feet, central angle $34^{\circ}16'29''$ and chord bearing of South $41^{\circ}04'30''$ East, 27.99 feet and (4) South $23^{\circ}56'15''$ East, 75.00 feet, and (5) along a curve to the right 28.41 feet, said curve having a radius of 47.50 feet, central angle $34^{\circ}16'29''$ and a chord bearing of South $06^{\circ}48'01''$ East, 27.99 feet and (6) along a curve to the left 21.54 feet said curve having a radius of 36.00 feet, central angle $34^{\circ}16'28''$ and a chord bearing of South $06^{\circ}48'01''$ East, 21.22 feet, and (7) South $23^{\circ}56'15''$ East, 597.17 feet, to a point of intersection of the Easterly right-of-way line of proposed Cornerstone Boulevard, variable width, and the Northerly right-of-way line of Temple Street, variable width,; Thence along said Northerly line South $66^{\circ}05'29''$ West, 66.00 feet to the Point of Beginning and Containing 2.20 Acres.

New Roadway Dedication; Peterboro Street, 60.00 feet wide, being described as; A part of Private Claim 23 in the City of Detroit, Wayne County, Michigan, being all of Lot 14 and part of Lots 6, 7, 13, and 15 of "E. Conner's Subdivision of part of Forsyth Farm between Pitcher and Marcy Streets" as recorded in Liber 4, Page 51 of Plats, Wayne County Records; Also including an area lying between the Southerly line of "Charles W. Noble Subdivision and the Easterly line of vacated Fifth Avenue, 40 feet wide, and the westerly line of Cornerstone Boulevard, 66 feet wide; also including that part of vacated Fifth Avenue, 40 feet,; and all that part of the vacated alleys lying within the bounds of this parcel, more particularly described as; Commencing at the point being the intersection of the Northerly right-of-way line of Temple Street, variable width, and the Easterly right-of-way line of John C. Lodge Service Drive, variable width; Thence the following eight (8) courses being along said Easterly right-of-way of line (1) North $23^{\circ}46'46''$ West, 220.00 feet; and (2) North $66^{\circ}05'29''$ East, 6.31 feet; and (3) North $23^{\circ}46'46''$ West, 160.00 feet; and (4) North $21^{\circ}07'03''$ West, 40.05 feet; and (5) North $22^{\circ}33'23''$ West, 200.05 feet; and (6) North $22^{\circ}08'55''$ West, 14.41 feet; and (7) North $23^{\circ}08'55''$ West, 225.40 feet; and (8) North $19^{\circ}18'07''$ West, 63.84 feet to the Point of Beginning (P.O.B. 1); Thence continuing along said Easterly line North $19^{\circ}18'07''$ West 60.18 feet; Thence North $66^{\circ}13'29''$ East, 209.56 feet to a point being the intersection of the Northerly right-of-way of proposed Peterboro Street, 60 feet wide, and the Westerly right-of-way of proposed Cornerstone Boulevard, 66 feet wide; thence continuing along said Westerly line South $23^{\circ}56'15''$ East, 60 feet; thence South $66^{\circ}13'29''$ West, 214.42 feet to the Point of Beginning and containing 0.29 acres.

Also; a part of Private Claim 23 and Private Clam 247 in the City of Detroit, Wayne County, Michigan; being part of an area lying between the Southerly line of "Charles W. Noble Subdivision and the Easterly line of proposed Cornerstone Boulevard, 66 feet wide, and the Northerly line of proposed Peterboro Avenue, 60 feet wide, and the Westerly line of Jones Farm Subdivision; also including that part of vacated Peterboro Avenue, 60 feet wide, all within the bounds of this parcel, more particularly described as:

Commencing at the Point Being the intersection of the Northerly right-of-way line of Temple Street, variable width, and the Easterly right-of-way line of John C. Lodge Service Drive, variable width; thence the following ten (10) courses being along said Easterly right-of-way line (1) North $23^{\circ}46'46''$ West, 220.00 feet, and (2) North $66^{\circ}05'29''$ East, 6.31 feet; and (3) North $23^{\circ}46'46''$ West 160.00 feet; and (4) North $21^{\circ}07'03''$ West, 40.05 feet; and (5) North $22^{\circ}33'23''$ West, 200.05 feet; and (6) North $22^{\circ}08'55''$ West, 14.41 feet; and (7) North $23^{\circ}08'55''$ West 225.40 feet; and (8) North $19^{\circ}18'07''$ West, 63.84 feet; and (9) North $66^{\circ}13'29''$ East, 214.42 feet; and (10) North $66^{\circ}13'29''$ East, 66.00 feet, to a point of intersection of the Southerly right-of-way line of proposed Peterboro Street, 60 feet wide, and the Easterly right-of-way of proposed Cornerstone Boulevard, 66 feet wide, also being the point of Beginning (P.O.B. 2); thence along said Easterly line North $23^{\circ}56'15''$ West 60.00 feet; thence North $66^{\circ}13'29''$ East, 174.89 feet; to a point of intersection of the Northerly right-of-way of proposed Peterboro Street ,60 feet wide, and the Westerly right-of-way of Fourth Street, 50 feet wide, thence continuing along said Westerly line South $23^{\circ}46'46''$ East, 60 feet; thence South $66^{\circ}13'29''$ West, 174.72 feet to the Point of Beginning and containing 0.24 acres.

New Roadway Dedication; Charlotte Street, 60.00 feet wide, being described as; A part of Private Claim 23 in the City of Detroit, Wayne County, Michigan, being a part of Lot 7 of block 25 and part of Lots 9 and 10 of block 26 and part of Lots 1 and 2 of block 27 and part of Lot 3 of block 28 of "Plat of Crane and Wesson's Section of the Forsyth Farm on the North side of Grand River Street" as recorded in Liber 44D, Page 95 of Deeds, Wayne County Records; also that part of vacated Charlotte Street, 40 feet wide, and Fifth Avenue, 40 feet wide, and also the vacated alley lying within the bounds of this parcel; more particularly described as:

Commencing at the point being the intersection of the Northerly right-of-way line of Temple Street, variable width, and the Easterly right-of-way line of John C. Lodge Service Drive, variable width; Thence the following three (3) courses being along said Easterly right-of-way line (1) North $23^{\circ}46'46''$ West, 220.00 feet; and (2) North $66^{\circ}05'29''$ East, 6.31 feet; and (3) North $23^{\circ}46'46''$ West, 157.91 feet to the Point of Beginning (P.O.B. 1); Thence continuing along said Easterly line North $23^{\circ}46'46''$ West, 2.09 feet; Thence North $21^{\circ}07'03''$ West, 40.05 feet; Thence North $22^{\circ}33'23''$ West, 17.92 feet; thence North $66^{\circ}05'45''$ East, 227.27 feet to a point of intersection of the Northerly right-of-way line of proposed Charlotte Street, 60 feet wide, and the Westerly right-of-way line of proposed Cornerstone Boulevard, variable width; thence along said Westerly line South $23^{\circ}56'15''$ East, 60 feet ; thence South $66^{\circ}05'45''$ West, 229.68 feet to the Point of Beginning and containing 0.31 acres.

Also, A part of Private Claim 23 and Private Claim 247 in the City of Detroit, Wayne County, Michigan, being a part of Lots 8 and 9 of block 25 and part of Lot 1 and 2 of block 28 of "Plat of Crane and Wesson's section of the Forsyth Farm on the North side of Grand River Street" as recorded in Liber 44, Page 95 of Deeds, Wayne County Records, and also part of Lot 1 of block 76 of "Plat of the Subdivision of part of the Jones Farm North of Grand River Avenue" as recorded in Liber 1, Page 7 of Plats, Wayne County Records; Also that part of vacated Charlotte Avenue, 60 feet wide, and vacated Charlotte Street, 40 feet wide, and also the vacated alley lying within the bounds of this parcel; more particularly described as:

Commencing at the point being the intersection of the Northerly right-of-way line of Temple Street, variable width, and the Easterly right-of-way line of John C. Lodge Service Drive, variable width; Thence the following three (3) courses being along said Easterly right-of-way of line (1) North $23^{\circ}46'46''$ West, 220.00 feet; and (2) North $66^{\circ}05'29''$ East, 6.31 feet; and (3) North $23^{\circ}46'46''$ West, 157.92 feet; Thence North $66^{\circ}05'45''$ East, 295.68 feet; to the Point of intersection of the Southerly right-of-way of proposed Charlotte Street, 60 feet wide, and the Easterly right-of-way proposed Cornerstone Boulevard, variable width, and the Point of Beginning (P.O.B. 2); Thence along said Easterly line North $23^{\circ}56'15''$ West, 60.00 feet; thence North $66^{\circ}05'45''$ East, 72.24 feet; Thence along a curve to the left 8.76 feet having a radius of 170.00 feet, central angle of $02^{\circ}57'05''$, and a long chord bearing of North $64^{\circ}37'13''$ West 8.76 feet; Thence North $63^{\circ}08'51''$ East, 92.53 feet to the point of intersection of the Northerly right-of-way of proposed Charlotte Street, 60 feet wide, and the Westerly right-of-way of Fourth Street, 50 feet wide; Thence along said Westerly line South $23^{\circ}46'46''$ East, 60.09 feet to a point of intersection of the Westerly right-of-way line of Fourth Street, 50 feet wide, and the Southerly right-of-way line of proposed Charlotte Street, 60 feet wide; Thence along said Southerly line South $63^{\circ}08'51''$ West, 89.31 feet; Thence along a curve to the right 11.58 feet having a radius of 230.00 feet, central angle of $02^{\circ}57'05''$ and chord bearing of South $64^{\circ}37'13''$ West, 11.85 feet; Thence South $66^{\circ}05'45''$ West, 72.21 feet to the Point of Beginning and containing 0.24 acres.

RESOLVED, That the New public streets right-of-way, dedicated (roadways) in this resolution, are hereby named as follows:

1. "Cornerstone Boulevard" – being a North – South street, variable width, (between Martin Luther King Boulevard and Temple Street); also
2. "Peterboro Street" – being a East – West street, 60 feet wide, (between John C. Lodge Service Drive and Fourth Street); also
3. "Charlotte Street" – being a East West street, 60 feet wide, (between John C. Lodge Service Drive and Fourth Street);

PROVIDED, That the petitioner shall design and construct the proposed streets as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW; and further

PROVIDED, That the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

PROVIDED, That the entire cost of the proposed streets construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, That all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That the fee owner submit a properly executed deed acceptable to the Law Department and/or City Engineering Division – DPW; and

PROVIDED, That the petitioner obtain Traffic Engineering Division, signature of approval on the final design and plans for the construction of the dedicated streets

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 3252
 GIFFELS-WEBSTER ENGINEERS
 67100 VAN DYKE
 WASHINGTON TWP., MI. 48095
 CO MIKE KOZAK
 PHONE NO. 586 781 8950
 FAX NO. 586 336 9812

MARTIN LUTHER KING BLVD.
 (VARIABLE WIDTH)



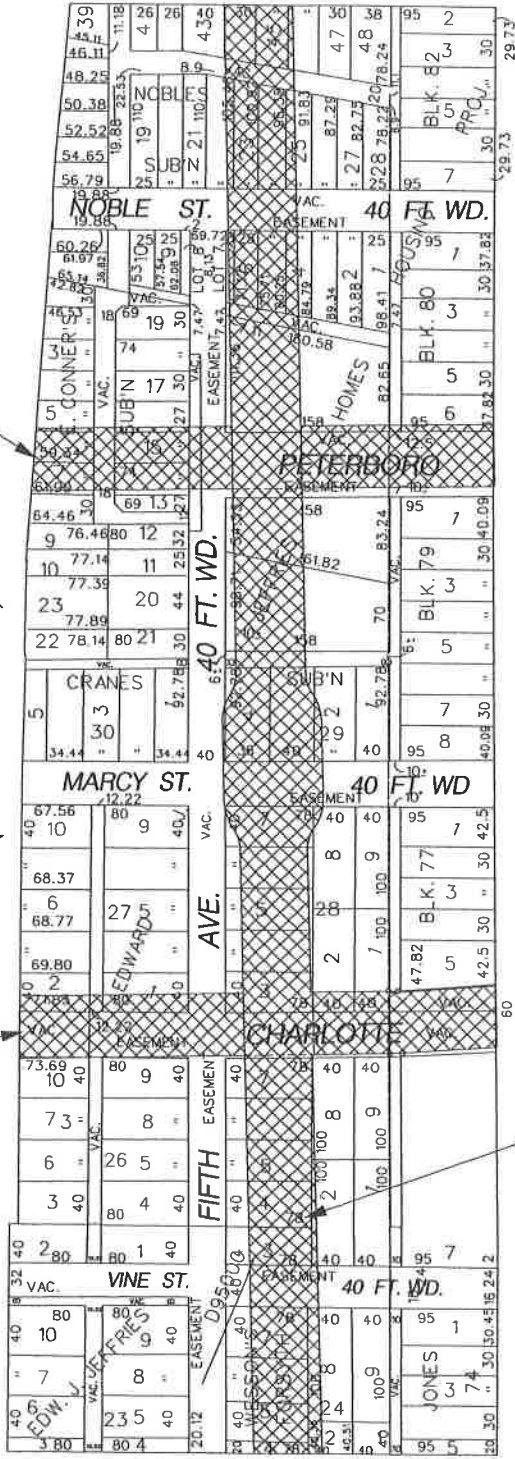
PROPOSED
 PETERBORO ST.
 60 FT. WD.

PROPOSED
 CHARLOTTE ST.
 60 FT. WD.

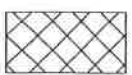
JOHN C. LODGE SERVICE DRIVE
 (WIDTH VARIES)

FOURTH STREET 50 FT. WD.

PROPOSED
 FIFTH ST.
 (VARIABLE WIDTH)



TEMPLE STREET
 (VARIABLE WIDTH)



- REQUESTED AREA OF DEDICATION

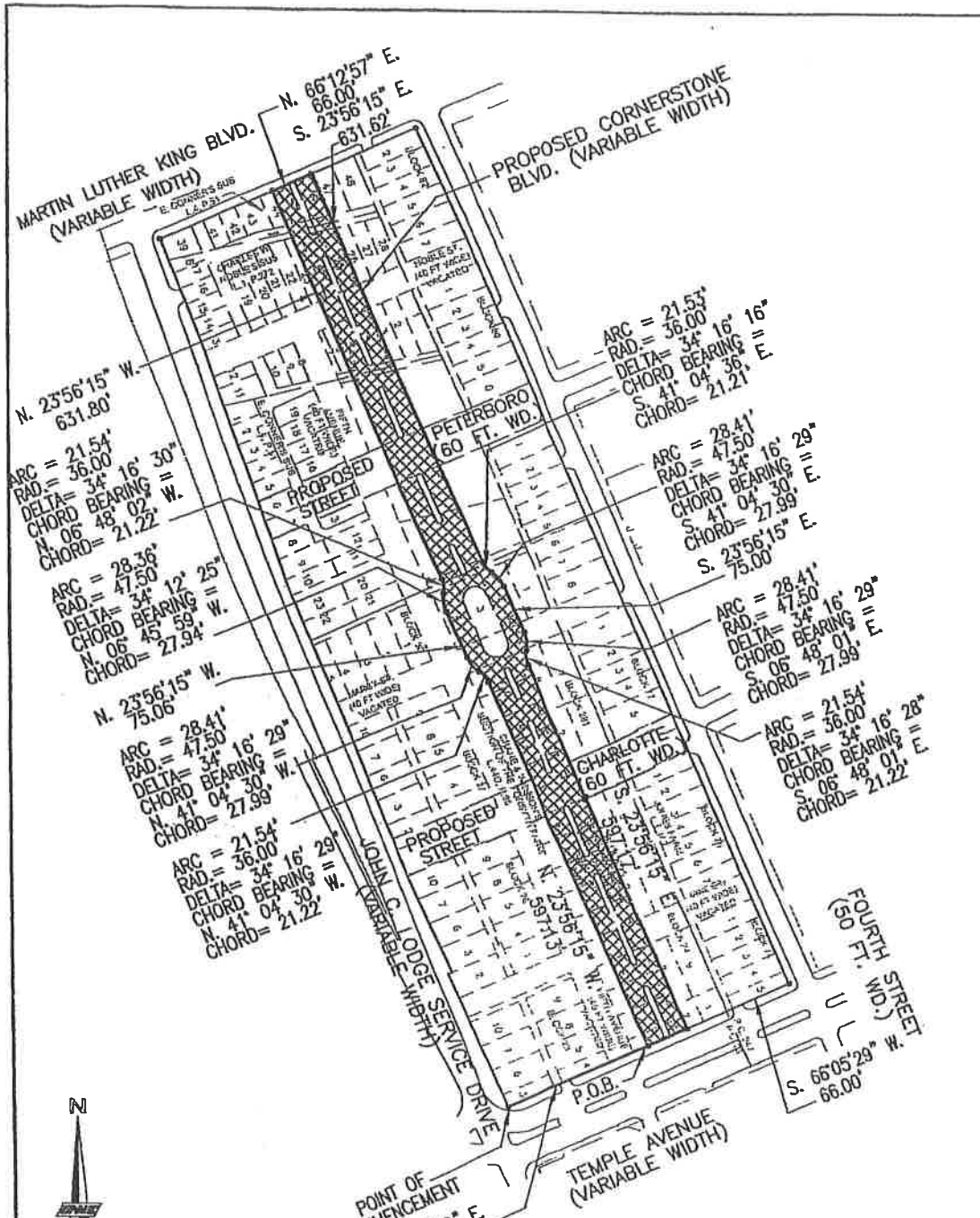
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DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
KSM					
7/7/09					

REQUEST DEDICATION RIGHT OF WAY
 FOR THREE STREETS,
 PETERBORO, CHARLOTTE AND FIFTH;
 LYING BETWEEN
 FOURTH, LODGE FREEWAY SERVICE DRIVE,
 MARTIN LUTHER KING BLVD. AND TEMPLE

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X3252



SCALE: 1"=200'
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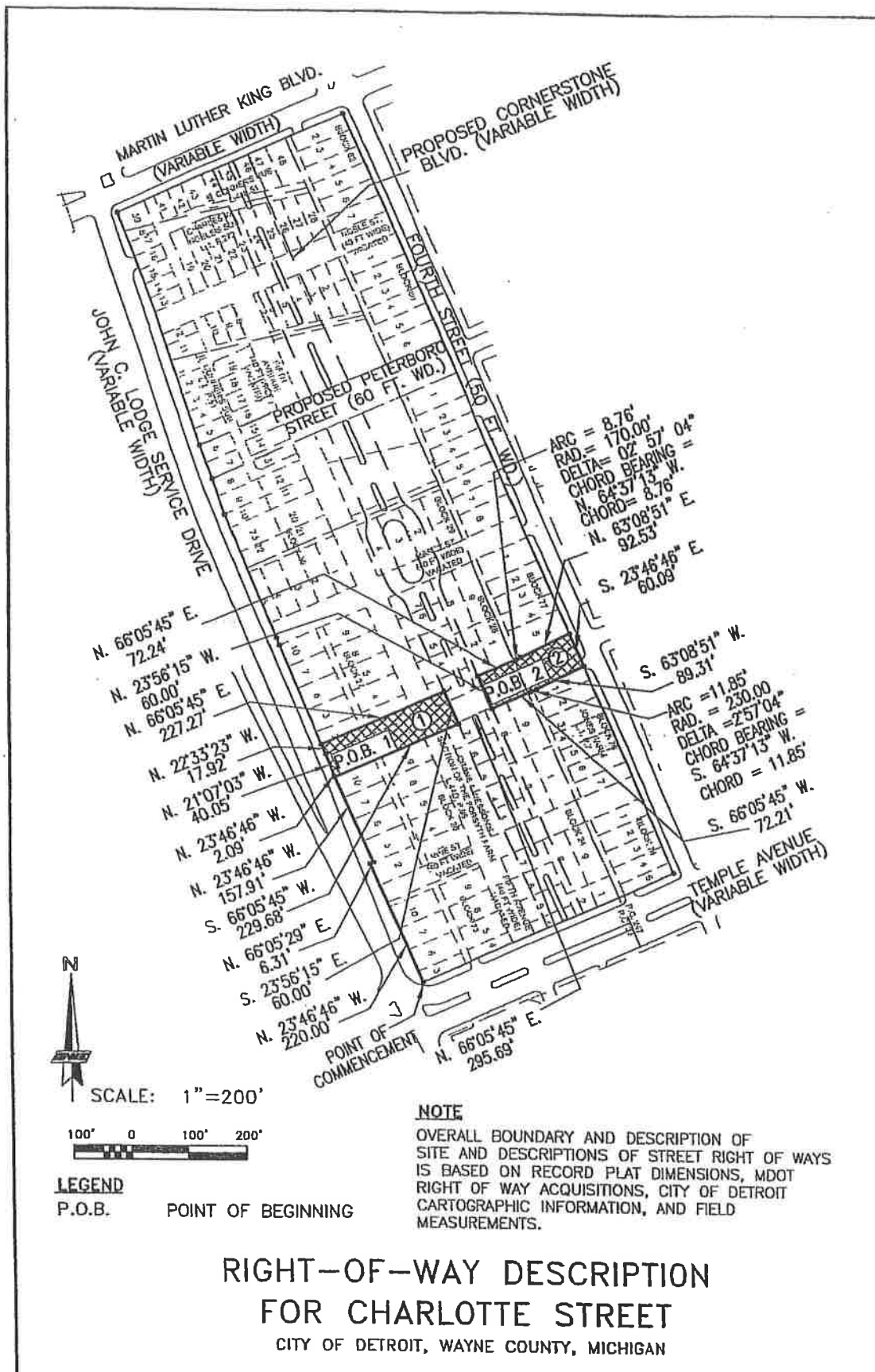
LEGEND
 P.O.B. POINT OF BEGINNING

NOTE
 OVERALL BOUNDARY AND DESCRIPTION OF SITE AND DESCRIPTIONS OF STREET RIGHT OF WAYS IS BASED ON RECORD PLAT DIMENSIONS, MDOT RIGHT OF WAY ACQUISITIONS, CITY OF DETROIT CARTOGRAPHIC INFORMATION, AND FIELD MEASUREMENTS.

RIGHT-OF-WAY DESCRIPTION FOR CORNERSTONE BOULEVARD

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Giffels-Webster Engineers Inc.		DATE: 11/19/09	CK'D. BY:	DATE:	SCALE: 1"=200'
ENGINEERS-SURVEYORS-PLANNERS		DRAWN: JC	TC	01/09	SHEET: 1 OF 2
6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094		DESIGN: JC	LA	11/09	GWE17517.000
(586) 781-8950					



SCALE: 1"=200'



LEGEND

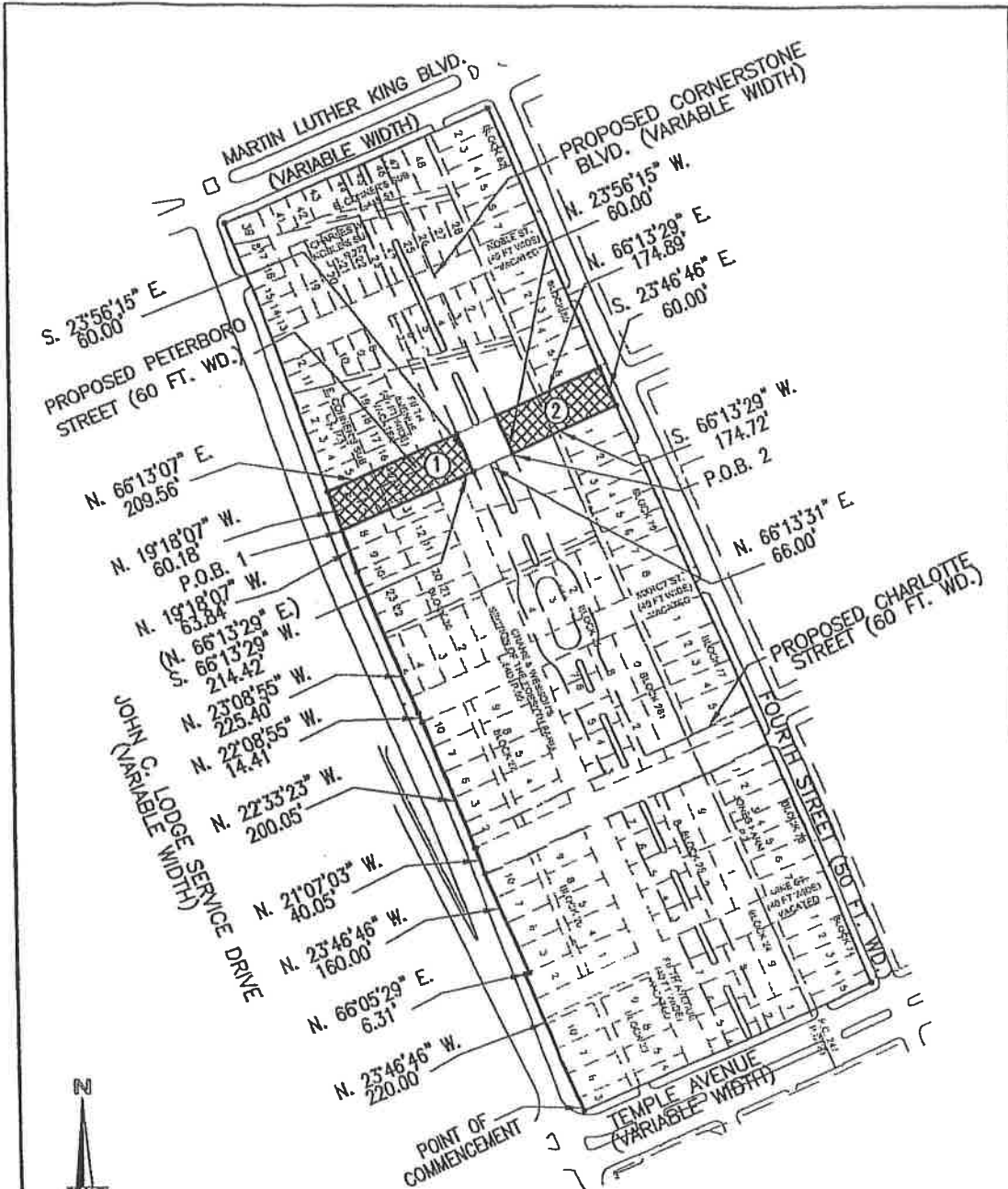
P.O.B. POINT OF BEGINNING

NOTE

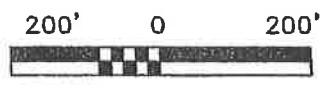
OVERALL BOUNDARY AND DESCRIPTION OF SITE AND DESCRIPTIONS OF STREET RIGHT OF WAYS IS BASED ON RECORD PLAT DIMENSIONS, MDOT RIGHT OF WAY ACQUISITIONS, CITY OF DETROIT CARTOGRAPHIC INFORMATION, AND FIELD MEASUREMENTS.

**RIGHT-OF-WAY DESCRIPTION
FOR CHARLOTTE STREET**
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Giffels-Webster Engineers Inc. ENGINEERS-SURVEYORS-PLANNERS 6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094 (586) 781-8950	DATE: 11/19/09	CK'D. BY:	DATE	SCALE: 1"=200'
	DRAWN: JC	TC	01/09	SHEET: 1 OF 2
	DESIGN: JC	LA	11/09	GWE 17517.000



SCALE: 1"=200'



LEGEND

P.O.B. POINT OF BEGINNING

NOTE

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**RIGHT-OF-WAY DESCRIPTION
FOR PETERBORO STREET
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN**

Giffels-Webster Engineers Inc. ENGINEERS-SURVEYORS-PLANNERS 6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094 (586) 781-8950	DATE: 11/19/09	CK'D. BY: TC	DATE: 01/09	SCALE: 1"=200' SHEET: 1 OF 2 GWE17517.00D
	DRAWN: JC	LA	11/09	
	DESIGN: JC			

QUIT CLAIM DEED

The Detroit Housing Commission , a public body corporate authorized under the laws of the State of Michigan pursuant to the Michigan Housing Facilities Act; MCL 125. 654(5), whose address is 1301 E. Jefferson Detroit, Michigan, 48207 quit claims and grants to the city of Detroit, a body corporate authorized under the Michigan Home Rule MCL 117.1 et. al., whose address is 2 Woodward Ave. Detroit, Michigan, 48226 the following described premises situated in the City of Detroit, County of Wayne, State of Michigan to wit:

See Attached (Exhibit "A)

Together with all, hereditaments, tenements, appurtenances concerning the premises and subject to any easements and restriction of record and all public rights of way in the premises presently existing for the sum of zero (\$0.00) dollars.

This grant is a conveyance of roads and streets and road rights of ways and the land and pavement contained within said premises as described in the attached Exhibit "A" pursuant to the attached resolution to this deed authorizing said grant by the Detroit Housing Commission on January 21, 2010

Dated this 28 day of January 2010

DETROIT HOUSING COMMISSION

By 

Eugene E. Jones Jr.

Its: Executive Director

EXHIBIT A

LEGAL DESCRIPTION PETERBORO STREET PARCEL 1

A PART OF PRIVATE CLAIM 23 IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOT 14 AND PART OF LOTS 6, 7, 13 AND 15 OF "E. CONNOR'S SUBDIVISION OF PART OF FORSYTH FARM BETWEEN PITCHER AND MARCY STREETS" AS RECORDED IN LIBER 4, PAGE 51 OF PLATS, WAYNE COUNTY RECORDS; ALSO INCLUDING AN AREA LYING BETWEEN THE SOUTHERLY LINE OF "CHARLES W. NOBLE SUBDIVISION AND THE EASTERLY LINE OF VACATED FIFTH AVENUE (40 FEET WIDE) AND THE WESTERLY LINE OF CORNERSTONE BLVD. (66 FEET WIDE); ALSO INCLUDING THAT PART OF VACATED FIFTH AVENUE (40 FEET WIDE); AND ALL THAT PART OF VACATED ALLEYS LYING WITHIN THE BOUNDS OF THIS PARCEL, MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE AVENUE (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN C. LODGE SERVICE DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY OF LINE (1) N. 23°46'46" W., 220.00 FEET; AND (2) N. 66°.05'29"E., 6.31 FEET; AND (3) N. 23°46'46" W. 160.00 FEET; AND (4) N. 21°07'03" W., 40.05 FEET; AND (5) N. 22°33'23" W., 200.05 FEET; AND (6) N. 22°08'55" W. 14.41 FEET; AND (7) N. 23°08'55" W. 225.40 FEET; AND (8) N. 19°18'07" W. 63.84 FEET TO THE POINT OF BEGINNING (P.O.B. 1); THENCE CONTINUING ALONG SAID EASTERLY LINE N. 19°18'07" W. 60.18 FEET; THENCE N. 66°13'29" E., 209.56 FEET TO A POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF PROPOSED PETERBORO STREET (60 FEET WIDE) AND THE WESTERLY RIGHT OF WAY OF PROPOSED CORNERSTONE BLVD. (66 FEET WIDE); THENCE CONTINUING ALONG SAID WESTERLY LINE S. 23°56'15" E., 60.00 FEET; THENCE S. 66°13'29" W., 214.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES.

LEGAL DESCRIPTION PETERBORO STREET PARCEL 2

A PART OF PRIVATE CLAIM 23 AND PRIVATE CLAIM 247 IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN; BEING PART OF AN AREA LYING BETWEEN THE SOUTHERLY LINE OF "CHARLES W. NOBLE SUBDIVISION AND THE EASTERLY LINE OF PROPOSED CORNERSTONE BLVD. (66 FEET WIDE) AND THE NORTHERLY LINE OF PROPOSED PETERBORO (60 FEET WIDE) AND THE WESTERLY LINE OF JONES FARM SUBDIVISION; ALSO INCLUDING THAT PART OF VACATED PETERBORO (60 FEET WIDE), ALL LYING WITHIN THE BOUNDS OF THIS PARCEL, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE AVENUE (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN C. LODGE SERVICE DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING TEN (10) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY OF LINE (1) N. 23°46'46" W., 220.00 FEET; AND (2) N. 66°.05'29"E., 6.31 FEET; AND (3) N. 23°46'46" W. 160.00 FEET; AND (4) N. 21°07'03" W., 40.05 FEET; AND (5) N. 22°33'23" W., 200.05 FEET; AND (6) N. 22°08'55" W. 14.41 FEET; AND (7) N. 23°08'55" W. 225.40 FEET; AND (8) N. 19°18'07" W. 63.84 FEET; AND (9) N. 66°13'29" E., 214.42 FEET; AND (10) N. 66°13'29" E. 66.00 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED PETERBORO STREET (60 FEET WIDE AND THE EASTERLY RIGHT OF WAY OF PROPOSED CORNERSTONE BLVD. (66 FEET WIDE) ALSO BEING THE POINT OF BEGINNING (P.O.B 2); THENCE ALONG SAID EASTERLY LINE N. 23°56'15" W. 60.00 FEET; THENCE N. 66°13'29" E., 174.89 FEET; TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF PROPOSED PETERBORO (60 FEET WIDE) AND THE WESTERLY RIGHT OF WAY OF FOURTH STREET (50 FEET WIDE) THENCE CONTINUING ALONG SAID WESTERLY LINE S. 23°46'46" E., 60.00 FEET; THENCE S. 66°13'29" W., 174.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES.

RIGHT-OF-WAY DESCRIPTION FOR PETERBORO STREET

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Giffels-Webster Engineers Inc. ENGINEERS-SURVEYORS-PLANNERS 6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094 (586) 781-8950	DATE: 11/19/09	CK'D. BY: TC	DATE: 01/09	SCALE: 1"=200' SHEET: 3 OF 3 GWE 17517.00D
	DRAWN: JC	LA	11/09	
	DESIGN: JC			

EXHIBIT A
LEGAL DESCRIPTION
CHARLOTTE STREET PARCEL 1

A PART OF PRIVATE CLAIM 23 IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING A PART OF LOT 7 OF BLOCK 25 AND PART OF LOTS 9 AND 10 OF BLOCK 26 AND PART OF LOTS 1 AND 2 OF BLOCK 27 AND PART OF LOT 3 OF BLOCK 28 OF "PLAT OF CRANE AND WESSON'S SECTION OF THE FORSYTH FARM ON THE NORTH SIDE OF GRAND RIVER ST." AS RECORDED IN LIBER 44D, PAGE 95 OF PLATS, WAYNE COUNTY RECORDS; ALSO THAT PART OF VACATED CHARLOTTE STREET (40 FEET WIDE) AND 5TH (FIFTH) AVENUE (40 FEET WIDE) AND ALSO THE VACATED ALLEY LYING WITHIN THE BOUNDS OF THIS PARCEL; MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE AVENUE (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN C. LODGE SERVICE DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY OF LINE (1) N. 23°46'46" W., 220.00 FEET; AND (2) N. 66°05'29"E., 6.31 FEET; AND (3) N. 23°46'46" W., 157.91 FEET TO THE POINT OF BEGINNING (P.O.B. 1); THENCE CONTINUING LONG SAID EASTERLY LINE N. 23°46'46" W., 2.09 FEET; THENCE N. 21°07'03" W., 40.05 FEET; THENCE N. 22°33'23" W. 17.92 FEET; THENCE N. 66°05'45" E., 227.27 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED CHARLOTTE STREET (60 FEET WIDE) AND THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CORNERSTONE BLVD. (VARIABLE WIDTH); THENCE ALONG SAID WESTERLY LINE S. 23°56'15" E. 60.00 FEET; THENCE S. 66°05'45" W., 229.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES.

LEGAL DESCRIPTION
CHARLOTTE STREET PARCEL 2

A PART OF PRIVATE CLAIM 23 AND PRIVATE CLAIM 247 IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING A PART OF LOTS 8 AND 9 OF BLOCK 25 AND PART OF LOT 1 AND 2 OF BLOCK 28 OF "PLAT OF CRANE AND WESSON'S SECTION OF THE FORSYTH FARM ON THE NORTH SIDE OF GRAND RIVER ST." AS RECORDED IN LIBER 44D, PAGE 95 OF PLATS, WAYNE COUNTY RECORDS; AND ALSO PART OF LOT 1 OF BLOCK 76 OF "PLAT OF THE SUBDIVISION OF PART OF THE JONES FARM NORTH OF GRAND RIVER AVENUE" AS RECORDED IN LIBER 1, PAGE 7 OF PLAT, WAYNE COUNTY RECORDS; ALSO THAT PART OF VACATED CHARLOTTE AVENUE (60 FEET WIDE) AND VACATED CHARLOTTE STREET (40 FEET WIDE) AND ALSO THE VACATED ALLEY LYING WITHIN THE BOUNDS OF THIS PARCEL; MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE AVENUE (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN C. LODGE SERVICE DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY OF LINE (1) N. 23°46'46" W., 220.00 FEET; AND (2) N. 66°05'29"E., 6.31 FEET; AND (3) N. 23°46'46" W., 157.92 FEET; THENCE N. 66°05'45" E., 295.68 FEET; TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF PROPOSED CHARLOTTE STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY OF PROPOSED CORNERSTONE BLVD. (VARIABLE WIDTH) AND THE POINT OF BEGINNING (P.O.B. 2); THENCE ALONG SAID EASTERLY LINE N. 23°56'15" W., 60.00 FEET; THENCE N. 66°05'45" E. 72.24 FEET; THENCE ALONG A CURVE TO THE LEFT 8.76 FEET HAVING A RADIUS OF 170.00 FEET, CENTRAL ANGLE OF 02°57'05", AND A LONG CHORD BEARING OF N. 64°37'13" W. 8.76 FEET; THENCE N. 63°08'51" E., 92.53 FEET TO POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF PROPOSED CHARLOTTE STREET (60 FEET WIDE) AND THE WESTERLY RIGHT OF WAY OF FOURTH STREET (50 FEET WIDE); THENCE ALONG SAID WESTERLY LINE S. 23°46'46" E., 60.09 FEET TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT OF WAY LINE OF FOURTH STREET (50 FEET WIDE) AND THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CHARLOTTE STREET (60 FEET WIDE): THENCE ALONG SAID SOUTHERLY LINE S. 63°08'51" W., 89.31 FEET; THENCE ALONG A CURVE TO THE RIGHT 11.85 FEET HAVING A RADIUS OF 230.00 FEET, CENTRAL ANGLE OF 02°57'05" AND CHORD BEARING OF S. 64°37'13" W., 11.85 FEET; THENCE S. 66°05' 45" W., 72.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES.

RIGHT-OF-WAY DESCRIPTION
FOR CHARLOTTE STREET

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Giffels-Webster Engineers Inc. ENGINEERS-SURVEYORS-PLANNERS 6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094 (586) 781-8950	DATE: 11/19/09	CK'D. BY:	DATE	SCALE: 1"=200' SHEET: 2 OF 3 GWE 17517.00D
	DRAWN: JC	TC	01/09	
	DESIGN: JC	LA	11/09	

EXHIBIT A
LEGAL DESCRIPTION
CORNERSTONE BLVD.

A PART OF PRIVATE CLAIM 23 IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN LYING BETWEEN MARTIN LUTHER KING JR BOULEVARD (116 FEET WIDE) AND TEMPLE AVENUE (VARIABLE WIDTH) BEING PART OF LOT 2 AND LOTS 4 THROUGH 8 OF BLOCK 24 AND PART OF LOTS 2 THROUGH 8 OF BLOCK 25 AND PART OF LOTS 2 THROUGH 8 OF BLOCK 28 AND ALL OF LOT 3 AND PART OF LOTS 2 AND 4 OF BLOCK 29 OF "PLAT OF CRANE AND WESSON'S SECTION OF THE FORSYTH FARM ON THE NORTH SIDE OF GRAND RIVER ST." AS RECORDED IN LIBER 44D, PAGE 95 OF PLATS, WAYNE COUNTY RECORDS; ALSO INCLUDING ALL OF LOT 4, 5, 24 AND 25 AND PART OF LOTS 3, 6, 23, 26 OF "CHARLES W. NOBLES SUBDIVISION OF PART OF FORSYTH FARM LYING BETWEEN LOTS 1 AND 2 OF THE CONNOR ESTATE" AS RECORDED IN LIBER 1, PAGE 272 OF PLATS, WAYNE COUNTY RECORDS; AND PART OF LOTS 44 THROUGH 46 OF "E. CONNOR'S SUBDIVISION OF PART OF FORSYTH FARM BETWEEN PITCHER AND MARCY STREETS" AS RECORDED IN LIBER 4, PAGE 51 OF PLATS, WAYNE COUNTY RECORDS; ALSO INCLUDING AN AREA LYING BETWEEN THE SOUTHERLY LINE OF "CHARLES W. NOBLE SUBDIVISION AND THE EASTERLY LINE OF E. CONNOR'S SUBDIVISION AND THE NORTHERLY LINE OF CRANE AND WESSON'S SECTIONS OF THE FORSYTH FARM AND THE WESTERLY LINE OF JONES FARM SUBDIVISION; ALSO THAT PART OF VACATED NOBLE STREET (40 FEET WIDE), VACATED MARCY STREET (40 FEET WIDE), VACATED CHARLOTTE AVENUE (40 FEET WIDE), VACATED VINE STREET (40 FEET WIDE), VACATED ALLEYS LYING WITHIN THE BOUNDS OF THIS PARCEL; MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE STREET (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN C. LODGE SERVICE DRIVE (VARIABLE WIDTH); THENCE CONTINUING ALONG SAID NORTHERLY LINE N. 66°05'29" E., 237.04 TO THE POINT OF BEGINNING ALSO BEING A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE STREET (VARIABLE WIDTH) AND THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CORNERSTONE BLVD. (VARIABLE WIDTH); THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES, (1) N. 23°56'15" W., 597.13 FEET AND (2) ALONG A CURVE TO THE LEFT 21.54 FEET SAID CURVE HAVING A RADIUS OF 36.00 FEET, CENTRAL ANGLE 34°16'29" AND A CHORD BEARING OF N. 41°04'30" W., 21.22 FEET AND (3) ALONG A CURVE TO THE RIGHT 28.41 FEET SAID CURVE HAVING A RADIUS OF 47.50 FEET, CENTRAL ANGLE 34°16'29" AND A CHORD BEARING OF N. 41°04'30" W., 27.99 FEET AND (4) N. 23°56'15" W., 75.06 FEET AND (5) ALONG A CURVE TO THE RIGHT 28.36 FEET SAID CURVE HAVING A RADIUS OF 47.50 FEET, CENTRAL ANGLE OF 34°12'25" AND A CHORD BEARING OF N. 06°45'59" W., 27.94 FEET AND (6) ALONG A CURVE TO THE LEFT 21.54 FEET SAID CURVE HAVING A RADIUS OF 36.00 FEET, CENTRAL ANGLE 34°16'30" AND CHORD BEARING OF N. 06°48'02" W., 21.22 FEET AND (7) N. 23°56'15" W., 631.80 FEET TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CORNERSTONE BLVD. (VARIABLE WIDTH) AND THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BLVD. (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY LINE N. 66°12'57" E., 66.00 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MARTIN LUTHER KING BLVD. (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF PROPOSED CORNERSTONE BLVD. (VARIABLE WIDTH); THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES, (1) S. 23°56'15" E., 631.62 FEET AND (2) ALONG A CURVE TO THE LEFT 21.53 FEET SAID CURVE HAVING A RADIUS OF 36.00 FEET, CENTRAL ANGLE 34°16'16" AND A CHORD BEARING OF S. 41°04'36" E., 21.21 FEET AND (3) ALONG A CURVE TO THE RIGHT 28.41 FEET SAID CURVE HAVING A RADIUS OF 47.50 FEET, CENTRAL ANGLE 34°16'29" AND CHORD BEARING OF S. 41°04'30" E., 27.99 FEET AND (4) S. 23°56'15" E., 75.00 FEET AND (5) ALONG A CURVE TO THE RIGHT 28.41 FEET SAID CURVE HAVING A RADIUS OF 47.50 FEET, CENTRAL ANGLE 34°16'29" AND A CHORD BEARING OF S. 06°48'01" E., 27.99 FEET AND (6) ALONG A CURVE TO THE LEFT 21.54 FEET SAID CURVE HAVING A RADIUS OF 36.00 FEET, CENTRAL ANGLE 34°16'28" AND A CHORD BEARING OF S. 06°48'01" E., 21.22 FEET AND (7) S. 23°56'15" E., 597.17 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PROPOSED CORNERSTONE BLVD. (VARIABLE WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF TEMPLE STREET (VARIABLE WIDTH); THENCE ALONG SAID NORTHERLY LINE S. 66°05'29" W., 66.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.20 ACRES.

RIGHT-OF-WAY DESCRIPTION
FOR CORNERSTONE BOULEVARD
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Giffels-Webster Engineers Inc. ENGINEERS-SURVEYORS-PLANNERS 6303 26 MILE RD. SUITE 100, WASHINGTON MI 48094 (586) 781-8950	DATE: 11/19/09	CK'D. BY: TC	DATE: 01/09	SCALE: 1"=200'
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